COMM NW COR OF NE1/4 OF NW1/4, E
710.91 FT, E 216.01 FT TO W R/W
RD, S 58 DEG W 63.78 FT, S 12 DE

TODD CORY/DOLIN AURELIA
1648 NE TRIPLE RUN RD
LAKE CITY, FL 32055

2027

04-3S-17-04839-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	4317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	96,383
TOTAL MARKET VALUE	3,855
SOH/AGL Deduction	0
ASSESSED VALUE	3,855
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,855
TOTAL JUST VALUE	96,383
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/703	6/28/2024	WD	Q	I	04	489,000

GRANTOR: BAG FARMS LLC

GRANTEE: TODD CORY

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	13.77	AC		1.00	1.00	1.00	280.00	280.00	3,855							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	13.77	AC		1.00	1.00	1.00	7,000.00	7,000.00	96,383							

REVIEW DATE BY Total Acres: 13.77 Total Land Value: 3,855 Market: 96,383 Agricultural: 3,855 Common: 0 PRINTED 11/17/2026 BY SYS