COMM SW COR OF NE1/4, RUN N 492.
CONT N 335.92 FT, E 1270.55 FT T
CITY RD, THENCE S 12 DEG E ALONG

LAMNECK PATTI B
1708 SW OLD LAKE CITY TER
HIGH SPRINGS, FL 32643

2027

04-7S-17-09887-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	4717.00	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	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	123,860
TOTAL MARKET VALUE	70,979
SOH/AGL Deduction	18,925
ASSESSED VALUE	52,054
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,054
TOTAL JUST VALUE	123,860
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1121/2335	6/12/2007	WD	Q	V		125,000

GRANTOR: MARVIN BROWN

GRANTEE: EUGENE S & PATTI B

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	0000	C	VAC RES	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.25	11,000.00	13,750.00	68,750							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	445.00	445.00	2,229							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,110							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.01 Total Land Value: 70,979 Market: 55,110 Agricultural: 2,229 Common: 68,750 PRINTED 11/17/2026 BY SYS