COMM SW COR OF NE1/4, N 309.91 F
OLD BELLAMY RD, S 76 DEG E 876.7
76 DEG E 486.97 FT TO W R/W OF O

BROWN MITHCHELL T
881 SW COUNTY RD 778
HIGH SPRINGS, FL 32643

2027

04-7S-17-09887-006

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

459 SW OLD WIRE RD, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 MLU
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	52,400
TOTAL MARKET VALUE	2,332
SOH/AGL Deduction	0
ASSESSED VALUE	2,332
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,332
TOTAL JUST VALUE	52,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054476	Right-of-Way Acce		11/13/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/1357	5/23/2025	WD	U	V	11	100

GRANTOR: BROWN MARVIN

GRANTEE: BROWN MITHCHELL T

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	5500	A	TIMBER 2	0					5.24	AC		1.00	1.00	1.00	445.00	445.00	2,332							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.24	AC		1.00	1.00	1.00	10,000.00	10,000.00	52,400							

REVIEW DATE 05/15/2024 BY MLU Total Acres: 5.24 Total Land Value: 2,332 Market: 52,400 Agricultural: 2,332 Common: 0 PRINTED 11/17/2026 BY SYS