LOT 10 CARTER PLACE S/D UNR DESC
OF NW1/4, N 430.19 FT, E 1695.35
US HWY 441, NE ALONG R/W 101.26

GATOR LAND DEVELOPMENT, LLC
603 SW RALPH TER
LAKE CITY, FL 32024

2027

05-3S-17-04843-050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	5317.0100 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	05/08/2026 MLU
INC DATE		AG DATE	09/26/2023 SPF

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	25,600
TOTAL MARKET VALUE	448
SOH/AGL Deduction	0
ASSESSED VALUE	448
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	448
TOTAL JUST VALUE	25,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/441	6/25/2026	WD	U	V	11	100
GRANTOR: HOMETOWN INVESTORS LL						
GRANTEE: GATOR LAND DEVELOPM						
1566/911	4/20/2026	WD	Q	V	01	42,500
GRANTOR: BASS ERNEST L						
GRANTEE: HOMETOWN INVESTORS						

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		00	0.00	0.00	1.60	AC		1.00	1.00	1.00	280.00	280.00	448							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	1.60	AC		1.00	1.00	1.00	16,000.00	16,000.00	25,600							

REVIEW DATE 08/19/2026 BY TP Total Acres: 1.60 Total Land Value: 448 Market: 25,600 Agricultural: 448 Common: 0 PRINTED 11/17/2026 BY SYS