



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																		VALUATION BY Tax Group: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 544,700 TOTAL MARKET VALUE 544,700 SOH/AGL Deduction 17,430 ASSESSED VALUE 527,270 TOTAL EXEMPTION VALUE 03 527,270 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 544,700 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 544,700 SALE:1:1: SALE INCL RE#'S 07597 & 07598									
DOR CODE 8600 COUNTY IMP						MAP NUM										MKT AREA 06											
NEIGHBORHOOD/LOC 5417.00						1.00/																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											
EXTRA FEATURES						BLD DATE										LGL DATE											
						XF DATE										LAND DATE 04/10/2025 MLU											
						INC DATE										AG DATE											
L N	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											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	8600	C	COUNTY	0		A-1	0.00	0.00	108.94	AC		1.00	1.00	1.00	5,000.00	5,000.00	544,700										
REVIEW DATE 04/10/2025 BY MLU Total Acres: 108.94 Total Land Value: 544,700 Market: 0 Agricultural: 0 Common: 544,700 PRINTED 05/08/2026 BY SYS																											

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0833/1408	1/14/1997	WD	U	V	35	832,000
GRANTOR: EL RANCHO NO TENGO						
GRANTEE: COLUMBIA COUNTY FLO						

BUILDING NOTES									
BUILDING DIMENSIONS									