

BEG NE COR OF S1/2 OF NW1/4,
 RUN S 2282.32 FT TO PT OF
 INTERS OF SAID E LINE OF W1/2

LITTLE TIMBER CREEK, LLC
 620 NW EVERGREEN PONDS CT
 LAKE CITY, FL 32055

2026

06-3S-16-02010-001


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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 277,620 TOTAL MARKET VALUE 20,590 SOH/AGL Deduction 0 ASSESSED VALUE 20,590 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 20,590 TOTAL JUST VALUE 277,620 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 254,485									
DOR CODE 5500										TIMBERLAND 80-89										PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM										MKT AREA 01																					
NEIGHBORHOOD/LOC 6316.00										1.00/																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/04/2026 MLU 07/13/2022 SPF											
EXTRA FEATURES																				SALES DATA											
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	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE								
																	1470/2716	7/13/2022	WD U	V	11		100								
GRANTOR: GREEN BONNIE S																															
GRANTEE: LITTLE TIMBER CREEK																															
																	1470/2713	7/13/2022	WD U	V	11		100								
GRANTOR: GREEN JORDAN L																															
GRANTEE: LITTLE TIMBER CREEK																															
BUILDING NOTES																															
BUILDING DIMENSIONS																															
LAND DESCRIPTION										TOTAL OB/XF																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1	0.00	0.00	46.27	AC		1.00	1.00	1.00	445.00	445.00	20,590														
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	46.27	AC		1.00	1.00	1.00	6,000.00	6,000.00	277,620														
REVIEW DATE 05/04/2026 BY MLU Total Acres: 46.27 Total Land Value: 20,590 Market: 277,620 Agricultural: 20,590 Common: 0 PRINTED 06/22/2026 BY SYS																															