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

# 2027

06-3S-16-02010-001

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 5500 | TIMBERLAND 80-89 | |
| 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 | | | | | |

## 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 | 05/04/2026 MLU |
| INC DATE | | AG DATE | 07/13/2022 SPF |

## 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 | 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 | 277,620 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| 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

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | | 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 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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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 11/16/2026 BY SYS