THAT PORTION OF THE FOLLOWING
DESC PROP LYING IN SEC 6:
BEGIN AT SW COR OF SEC, RUN N

COLUMBIA CATTLE COMPANY LLC
736 SW ARBOR LN
LAKE CITY, FL 32024

2027

06-4S-16-02784-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	6416.00	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

1055 SW LACROSSE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 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	17,700
TOTAL LAND VALUE - MARKET	260,920
TOTAL MARKET VALUE	33,284
SOH/AGL Deduction	0
ASSESSED VALUE	33,284
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,284
TOTAL JUST VALUE	278,620
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21038	M H	125	09/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/1523	1/14/2019	WD	Q	I	05	383,500
GRANTOR: DARRYL DUFFE' TRUSTEE						
GRANTEE: COLUMBIA CATTLE COM						
1259/1139	7/30/2013	QC	U	V	11	100
GRANTOR: FAYE R DUFFE' (BY POA						
GRANTEE: DARRYL DUFFE' (SUCC						

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
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
2	0040	BARN,POLE	0	0	60	40	2,400.00	UT	4.25	4.25	100	2019	2019	3	100	10,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 17,700

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			0.00	0.00	51.00	AC		1.00	1.00	1.00	280.00	280.00	14,280							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	4.64	AC		1.00	1.00	1.00	281.00	281.00	1,304							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	47.44	AC		1.00	1.00	1.00	5,500.00	5,500.00	260,920							

REVIEW DATE 08/02/2023 BY KS Total Acres: 55.64 Total Land Value: 15,584 Market: 260,920 Agricultural: 15,584 Common: 0 PRINTED 11/17/2026 BY SYS