COMM AT SW COR OF SEC, RUN N 52.
OF SW PINEMOUNT RD, E ALONG R/W
1270.74 FT, CONT N 1327.46 FT, C

HILL KIMBERLY YVETTE FORD/HILL STEPHEN B
295 NW COMMONS LOOP
LAKE CITY, FL 32055

2027

06-4S-16-02785-006

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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	06/02/2022 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	139,125
TOTAL MARKET VALUE	5,194
SOH/AGL Deduction	0
ASSESSED VALUE	5,194
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,194
TOTAL JUST VALUE	139,125
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,125

LAND:2:1: NO NUTS 1992-DISASTER PROGRAM-UNIT PRICE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/0984	7/31/2020	WD	Q	V	01	100,000
GRANTOR: DONNA S ELLIS						
GRANTEE: KIMBERLY YVETT FORD						
1261/2278	9/24/2013	WD	U	V	30	100
GRANTOR: VIRGINIA ELLIS						
GRANTEE: DONNA ELLIS						

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					18.55	AC		1.00	1.00	1.00	280.00	280.00	5,194							
2	9910	M	MKT.VAL.AG	0					18.55	AC		1.00	1.00	1.00	7,500.00	7,500.00	139,125							

REVIEW DATE 05/04/2026 BY MLU Total Acres: 18.55 Total Land Value: 5,194 Market: 139,125 Agricultural: 5,194 Common: 0 PRINTED 11/17/2026 BY SYS