

COMM SW COR OF SEC, N 52.91 FT T  
 PINEMOUNT RD, E 1332.48 FT, N 10  
 POB, W 945.26 FT, N 157.24 FT, W

GANSKOP PROPERTIES 2 LLC  
 175 NW AMENITY CT  
 LAKE CITY, FL 32055

**2026**

06-4S-16-02785-009  


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 12,500 TOTAL LAND VALUE - MARKET 275,860 TOTAL MARKET VALUE 288,360 SOH/AGL Deduction 0 ASSESSED VALUE 288,360 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 288,360 TOTAL JUST VALUE 288,360 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE											
																				DOR CODE 9900 NON AG ACREAGE 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											
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1552/1908 10/24/2025 WD Q I 05 500,000 GRANTOR: ELLIS ALAN A JR GRANTEE: GANSKOP PROPERTIES											
																				BLD DATE LGL DATE XF DATE LAND DATE 05/16/2023 MLU INC DATE AG DATE											
TOTALS																															
EXTRA FEATURES																															
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					BUILDING NOTES										
1	0040	BARN, POLE	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,500																
2	0040	BARN, POLE	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000																
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																
																				TOTAL OB/XF 12,500											
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	9900	C	AC NON-AG	0					42.44	AC		1.00	1.00	1.00	6,500.00	6,500.00	275,860														
REVIEW DATE 01/16/2026 BY TP Total Acres: 42.44 Total Land Value: 275,860 Market: 0 Agricultural: 0 Common: 275,860 PRINTED 05/12/2026 BY SYS																															