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

2027

06-4S-16-02785-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
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	05/16/2023 MLU
XF DATE		LAND DATE	
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	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	288,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/1908	10/24/2025	WD	Q	I	05	500,000

GRANTOR: ELLIS ALAN A JR

GRANTEE: GANSKOP PROPERTIES

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
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 12,500

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	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 11/17/2026 BY SYS