NE1/4 OF NW1/4. ORB 944-431,

**WILSON CLIFTON W JR**
1591 NW HAMP FARMER RD
LAKE CITY, FL 32055

**2026**

**07-2S-17-04677-002**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5600 | TIMBERLAND 70-79 | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 7217.00 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 120,000 |
| TOTAL MARKET VALUE | 11,240 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 11,240 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 11,240 |
| TOTAL JUST VALUE | 120,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 140,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0944/0431 | 1/11/2002 | WD | Q | V | | 64,300 |

GRANTOR: A BULLARD AS TRUSTEE

GRANTEE: CLIFTON W WILSON JR

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/18/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### 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 | 5600 | A | TIMBER 3 | 0 | | A-1 | 0.00 | 0.00 | 40.00 | AC | | 1.00 | 1.00 | 1.00 | 281.00 | 281.00 | 11,240 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 40.00 | AC | | 1.00 | 1.00 | 1.00 | 3,000.00 | 3,000.00 | 120,000 | | | | | | | |

REVIEW DATE 05/18/2026 BY MLU Total Acres: 40.00 Total Land Value: 11,240 Market: 120,000 Agricultural: 11,240 Common: 0 PRINTED 06/15/2026 BY SYS