S1/2 OF NE1/4 & NW1/4 OF NE1/4 & & N1/2 OF SE1/4 N OF 1-10 & BEG OF NW1/4, RUN S 1337.75 FT TO N

D & B TIMBER & LAND TRUST
PO BOX 1733
LAKE CITY, FL 32056

**2027**

**07-3S-17-04862-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 5600 | TIMBERLAND 70-79 | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 7317.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | 04/14/2025 MLU |
| INC DATE | | AG DATE | 10/16/2023 SPF |

## 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 | 0 |
| TOTAL LAND VALUE - MARKET | 674,970 |
| TOTAL MARKET VALUE | 57,951 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 57,951 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 57,951 |
| TOTAL JUST VALUE | 674,970 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 674,970 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| | | | | | | |
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## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 | | 00 | 0.00 | 0.00 | 79.52 | AC | | 1.00 | 1.00 | 1.00 | 281.00 | 281.00 | 22,345 | | | | | | | |
| 2 | 5600 | A | TIMBER 3 | 0 | | | 0.00 | 0.00 | 124.02 | AC | | 1.00 | 1.00 | 1.00 | 281.00 | 281.00 | 34,850 | | | | | | | |
| 3 | 5997 | A | RIVERS/BAYS/ | 0 | | | 0.00 | 0.00 | 6.77 | AC | | 1.00 | 1.00 | 1.00 | 25.00 | 25.00 | 169 | | | | | | | |
| 4 | 5910 | A | SWAMP/CYPRES | 0 | | | 0.00 | 0.00 | 14.68 | AC | | 1.00 | 1.00 | 1.00 | 40.00 | 40.00 | 587 | | | | | | | |
| 5 | 9910 | M | MKT.VAL.AG | 0 | | 00 | 0.00 | 0.00 | 224.99 | AC | | 1.00 | 1.00 | 1.00 | 3,000.00 | 3,000.00 | 674,970 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 04/14/2025 BY MLU Total Acres: 224.99 Total Land Value: 57,951 Market: 674,970 Agricultural: 57,951 Common: 0 PRINTED 11/17/2026 BY SYS