N 615.97 FT OF NW1/4 OF NE1/4 & NE1/4 OF NE1/4, RUN S 503 FT, E SR-47, NE ALONG R/W 525 FT TO SE

VANN SAMUEL P SR TRUST ETAL
131 W DUVAL ST
LAKE CITY, FL 32055

2026

07-4S-17-08153-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	7417.00	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	
INC DATE		AG DATE	01/12/2023 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	729,900
TOTAL MARKET VALUE	7,218
SOH/AGL Deduction	0
ASSESSED VALUE	7,218
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,218
TOTAL JUST VALUE	729,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	589,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0948/0439	2/06/2002	WD	Q	V	01	100
GRANTOR: SAMUEL P VANN SR						
GRANTEE: SAMUEL P SR & WILMA						
0657/0373	7/19/1988	WD	Q	V		5,000
GRANTOR: KIRBY J MELVIN &						
GRANTEE: BROWN AUSTIN ESTATE						

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	5500	A	TIMBER 2	0			0.00	0.00	16.22	AC		1.00	1.00	1.00	445.00	445.00	7,218							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	16.22	AC		1.00	1.00	1.00	45,000.00	45,000.00	729,900							

REVIEW DATE 03/28/2017 BY DF — Total Acres: 16.22 — Total Land Value: 7,218 — Market: 729,900 — Agricultural: 7,218 — Common: 0 — PRINTED 06/22/2026 BY SYS