COMM NE1/4 OF SEC, W 737.50 FT, OF BASCOM NORRIS DR, W 175.01 FT 399.96 FT, N 140.12 FT, W 665.81

LAND MANAGEMENT SOLUTIONS LLC
PO BOX 444
LAKE CITY, FL 32056

2026

07-4S-17-08153-001

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	05/14/2026 MLU
INC DATE		AG DATE	01/12/2023 SPF

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	4,450
SOH/AGL Deduction	0
ASSESSED VALUE	4,450
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,450
TOTAL JUST VALUE	450,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/779	10/16/2025	WD	Q	V	01	570,000
GRANTOR: BROWN & VANN LAND TRU						
GRANTEE: LAND MANAGEMENT SOL						
1552/767	10/16/2025	WD	U	V	11	100
GRANTOR: BROWN ROBERT K INDIV						
GRANTEE: BROWN & VANN LAND T						

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	10.00	AC		1.00	1.00	1.00	445.00	445.00	4,450							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	450,000							

REVIEW DATE 05/14/2026 BY MLU Total Acres: 10.00 Total Land Value: 4,450 Market: 450,000 Agricultural: 4,450 Common: 0 PRINTED 06/22/2026 BY SYS