

N1/2 OF NW1/4 OF SE1/4. ALSO COM
 NW1/4 OF THE SE1/4, RUN S ALONG
 329.97 FT, W 1330.93 FT, SOUTH 1

COX DONALD/COX MICHELLE E
 2274 SW DAIRY ST
 LAKE CITY, FL 32024

2026

07-5S-16-03486-003



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								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 160,000 TOTAL MARKET VALUE 5,600 SOH/AGL Deduction 0 ASSESSED VALUE 5,600 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 5,600 TOTAL JUST VALUE 160,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 120,000											
DOR CODE 6200 PASTURE CLS33																															
MAP NUM MKT AREA 02																															
NEIGHBORHOOD/LOC 7516.00 1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
						BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/07/2026 MLU															
L N	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															
																	SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN CD SALE PRICE 1566/1623 4/21/2026 LE U I 14 100 GRANTOR: COX DONALD W (ENH LIF GRANTEE: PRIDGEON HANNAH (RM 1267/2183 12/23/2013 WD Q V 01 60,000 GRANTOR: JOY S FERGUSON, HUNT, GRANTEE: DONALD & MICHELLE E														
TOTALS																	BUILDING NOTES BUILDING DIMENSIONS														
EXTRA FEATURES																															
LAND DESCRIPTION																	TOTAL OB/XF 0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	20.00	AC		1.00	1.00	1.00	280.00	280.00	5,600														
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	20.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	160,000														
REVIEW DATE 05/07/2026 BY MLU Total Acres: 20.00 Total Land Value: 5,600 Market: 160,000 Agricultural: 5,600 Common: 0 PRINTED 05/08/2026 BY SYS																															