SE1/4 OF SW1/4.

807-2431, 852-940, 1065-22 THRU

**SEDGWICK NATHAN**
19120 NW 16475 RD
HIGH SPRINGS, FL 32643-1720

**2026**

**07-5S-18-10580-000**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

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

| | | | |
|---|---|---|---|
| DOR CODE | 5700 | TIMBERLAND 60-69 | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 1518.00 | 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 | 04/14/2025 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### 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 | 9,080 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 9,080 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 9,080 |
| TOTAL JUST VALUE | 120,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 120,000 |

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

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1416/2667 | 8/07/2020 | WD | Q | V | 01 | 94,500 |
| GRANTOR: GARY LESLIE CRAWFORD | | | | | | |
| GRANTEE: NATAHN SEDWICK | | | | | | |
| 1370/1003 | 9/28/2018 | WD | U | V | 30 | 40,000 |
| GRANTOR: JOHN G CRAWFORD & ETA | | | | | | |
| GRANTEE: GARY L CRAWFORD | | | | | | |

### 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 | 5700 | A | TIMBER 4 | 0 | | A-1 | | | 40.00 | AC | | 1.00 | 1.00 | 1.00 | 227.00 | 227.00 | 9,080 | | | | | | | |
| 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 04/14/2025 BY MLU Total Acres: 40.00 Total Land Value: 9,080 Market: 120,000 Agricultural: 9,080 Common: 0 PRINTED 05/15/2026 BY SYS