W1/2 OF SW1/4 OF NE1/4 & S 40 FT
E OF E R/W FOR US HWY 441.

SESSIONS KATIE/SESSIONS DYLAN
871 NE CEMETERY LP
LAKE CITY, FL 32055

2027

08-1S-17-04508-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	1117.00	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

16253 N US HIGHWAY 441, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	

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	4,553
TOTAL LAND VALUE - MARKET	95,175
TOTAL MARKET VALUE	10,290
SOH/AGL Deduction	0
ASSESSED VALUE	10,290
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,290
TOTAL JUST VALUE	99,728
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056616	New Residential C	300,000	09/18/2026
000055879	Storage Building	34,023	06/10/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/1499	3/04/2026	QC	U	I	11	100
GRANTOR: HALL TIMOTHY J						
GRANTEE: SESSIONS KATIE						
1522/828	8/15/2024	LE	U	I	14	100
GRANTOR: HALL TIMOTHY J						
GRANTEE: HALL TIMOTHY J (ENH						

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
1	0296	SHED METAL	0	0	12	16	192.00	UT	9.00	9.00	100	2010	2010	3	100	1,728	
2	0040	BARN,POLE	0	0	16	20	320.00	UT	2.50	2.50	100	2010	2010	3	100	800	
3	0040	BARN,POLE	0	0	27	30	810.00	UT	2.50	2.50	100	2010	2010	3	100	2,025	

LAND DESCRIPTION

TOTAL OB/XF 4,553

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					11.62	AC		1.00	1.00	1.00	281.00	281.00	3,265							
2	6200	A	PASTURE 3	0					8.83	AC		1.00	1.00	1.00	280.00	280.00	2,472							
3	9910	M	MKT.VAL.AG	0					21.15	AC		1.00	1.00	1.00	4,500.00	4,500.00	95,175							

REVIEW DATE 10/12/2026 BY Andres Total Acres: 20.45 Total Land Value: 5,737 Market: 95,175 Agricultural: 5,737 Common: 0 PRINTED 11/17/2026 BY SYS