ALL OF NW 1/4 OF SE 1/4 LYING S
CREEK & N OF N RW LINE OF NEW OA
CHURCH RD & W 8 AC OF NW 1/4 OF

LITTLE TIMBER CREEK, LLC
620 NW EVERGREEN PONDS CT
LAKE CITY, FL 32055

2026

08-1S-17-04508-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5700	TIMBERLAND 60-69	
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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
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	107,406
TOTAL MARKET VALUE	6,719
SOH/AGL Deduction	0
ASSESSED VALUE	6,719
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,719
TOTAL JUST VALUE	107,406
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1470/2716	7/13/2022	WD	U	V	11	100
GRANTOR: GREEN BONNIE S						
GRANTEE: LITTLE TIMBER CREEK						
1470/2713	7/13/2022	WD	U	V	11	100
GRANTOR: GREEN JORDAN L						
GRANTEE: LITTLE TIMBER CREEK						

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	0.00	0.00	21.58	AC		1.00	1.00	1.00	227.00	227.00	4,899							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	6.50	AC		1.00	1.00	1.00	280.00	280.00	1,820							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	28.08	AC		1.00	1.00	0.85	4,500.00	3,825.00	107,406							

REVIEW DATE 04/11/2025 BY MLU Total Acres: 28.08 Total Land Value: 6,719 Market: 107,406 Agricultural: 6,719 Common: 0 PRINTED 03/27/2026 BY SYS