

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



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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 119,340 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 119,340 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 107,406																																																										
																				PERMIT NUM DESCRIPTION AMT ISSUED 																																																										
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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																																																														
																	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	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	5,000.00	4,250.00	119,340																																																													
REVIEW DATE 05/18/2026 BY MLU Total Acres: 28.08 Total Land Value: 6,719 Market: 119,340 Agricultural: 6,719 Common: 0 PRINTED 06/10/2026 BY SYS																																																																														