

S1/2 OF SE1/4 OF NE1/4 & NW1/4 O
NORTH OF LITTLE CREEK EX THE WES
1157-2058.

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

2026

08-1S-17-04508-013



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 122,800 TOTAL MARKET VALUE 8,627 SOH/AGL Deduction 0 ASSESSED VALUE 8,627 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 8,627 TOTAL JUST VALUE 122,800 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 122,800									
DOR CODE 5600 TIMBERLAND 70-79																				PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 03																															
NEIGHBORHOOD/LOC 1117.00 1.00/																				SALES DATA											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE					BLD DATE					LGL DATE					OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					
																				1470/2716	7/13/2022	WD U	V	11	100						
TOTALS																				GRANTOR: GREEN BONNIE S											
EXTRA FEATURES																				GRANTOR: GREEN JORDAN L											
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	GRANTEE: LITTLE TIMBER CREEK															
																GRANTEE: LITTLE TIMBER CREEK															
																				BUILDING NOTES											
																				BUILDING DIMENSIONS											
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	5600	A	TIMBER 3	0		A-1	0.00	0.00	30.70	AC		1.00	1.00	1.00	281.00	281.00	8,627														
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	30.70	AC		1.00	1.00	1.00	4,000.00	4,000.00	122,800														