

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																																																								
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 122,800 <b>TOTAL MARKET VALUE</b> 8,627 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 8,627 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 8,627 <b>TOTAL JUST VALUE</b> 122,800 NCON VALUE 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 122,800																																																										
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>     																																																										
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1470/2716</td> <td>7/13/2022</td> <td>WD</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: GREEN BONNIE S</td> </tr> <tr> <td colspan="7">GRANTEE: LITTLE TIMBER CREEK</td> </tr> <tr> <td>1470/2713</td> <td>7/13/2022</td> <td>WD</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: GREEN JORDAN L</td> </tr> <tr> <td colspan="7">GRANTEE: LITTLE TIMBER CREEK</td> </tr> </tbody> </table>										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						
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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																																																														
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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																																																													
<b>REVIEW DATE</b> 04/11/2025 <b>BY</b> MLU <b>Total Acres:</b> 30.70 <b>Total Land Value:</b> 8,627 <b>Market:</b> 122,800 <b>Agricultural:</b> 8,627 <b>Common:</b> 0 <b>PRINTED</b> 03/27/2026 <b>BY</b> SYS																																																																														