COMM AT SE COR OF SEC, RUN W 128
FOR POB, CONT W 362.06 FT TO NE
NW ALONG R/W 1286.48 FT, N 1790.

WESTRIDGE INC
P O BOX 1733
LAKE CITY, FL 32056

2027

08-3S-16-02041-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	8316.00	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	05/16/2023 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	0
TOTAL LAND VALUE - MARKET	355,300
TOTAL MARKET VALUE	31,622
SOH/AGL Deduction	0
ASSESSED VALUE	31,622
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,622
TOTAL JUST VALUE	355,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	355,300

SALE:1:4: BREWER & BOWDOIN & DOES NOT INCL 60 FT S

SALE:1:3: #02033-001 FOR $217,000 - TOWNSEND TO DA

SALE:1:2: LYING N OF I-75 & NW1/4 OF SE1/4 "ONLY"

SALE:1:1: THIS 70 AC SALE WAS FOR ALL OF PRCL #204

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1349/0986	12/06/2017	WD	U	V	30	200,000
GRANTOR: T-PRICE CORP						
GRANTEE: WESTRIDGE INC						
1023/1059	8/12/2004	WD	Q	V		256,800
GRANTOR: DAVIS, BREWER & BOWDO						
GRANTEE: T-PRICE CORP						

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	71.06	AC		1.00	1.00	1.00	445.00	445.00	31,622							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	71.06	AC		1.00	1.00	1.00	5,000.00	5,000.00	355,300							

REVIEW DATE 05/16/2023 BY MLU Total Acres: 71.06 Total Land Value: 31,622 Market: 355,300 Agricultural: 31,622 Common: 0 PRINTED 11/17/2026 BY SYS