

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 440,000 TOTAL MARKET VALUE 22,480 SOH/AGL Deduction 0 ASSESSED VALUE 22,480 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 22,480 TOTAL JUST VALUE 440,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 360,000																			
DOR CODE		5600																		TIMBERLAND		70-79																	
MAP NUM																				MKT AREA		02																	
NEIGHBORHOOD/LOC		8717.00																		1.00/																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
TOTALS																				BLD DATE				LGL DATE		05/07/2026		MLU											
EXTRA FEATURES																				XF DATE				LAND DATE															
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	DPHT 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	80.00	AC		1.00	1.00	1.00	281.00	281.00	22,480																						
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	80.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	440,000																						
REVIEW DATE 05/07/2026 BY MLU																				Total Acres: 80.00				Total Land Value: 22,480				Market: 440,000				Agricultural: 22,480				Common: 0			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6720	PUMP/UTPOL	60	01/05/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1444/1773	8/09/2021	TR	U	V	19	100
GRANTOR: HAGAN ROBERT B JR						
GRANTEE: CAREY CAGAN BENEFIC						
1444/1771	8/09/2021	TR	U	V	19	100
GRANTOR: HAGAN CAREY M TRUST						
GRANTEE: HAGAN ROBERT B						

BUILDING NOTES

BUILDING DIMENSIONS