BEG NE COR OF SEC, S 579.72 FT T
RETENTION POND, CONT S 295.51 FT
S 249.94 FT, E 20.15 FT TO E LIN

BAILEY DOROTHY H LIVING TRUST DATED MARCH 16, 2023
2016 SW SISTERS WELCOME RD
LAKE CITY, FL 32025

2026

09-4S-16-02818-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	9416.00	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	04/09/2025 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	224
TOTAL LAND VALUE - MARKET	92,050
TOTAL MARKET VALUE	3,906
SOH/AGL Deduction	0
ASSESSED VALUE	3,906
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,906
TOTAL JUST VALUE	92,274
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/581	3/28/2023	WD	U	I	11	100
GRANTOR: BAILEY DOROTHY						
GRANTEE: BAILEY DOROTHY H LI						
0696/0448	9/11/1989	WD	U	V		139,400
GRANTOR: LITES RICHARD						
GRANTEE: BAILEY LOID						

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
1	0264	PRCH,FSP	0	0	8	14	112.00	UT	2.00	2.00	100	0	0	3	100	224	

LAND DESCRIPTION

TOTAL OB/XF 224

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	13.15	AC		1.00	1.00	1.00	280.00	280.00	3,682							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	13.15	AC		1.00	1.00	1.00	7,000.00	7,000.00	92,050							

REVIEW DATE 01/25/2024 BY KS Total Acres: 13.15 Total Land Value: 3,682 Market: 92,050 Agricultural: 3,682 Common: 0 PRINTED 06/23/2026 BY SYS