

COMM AT SE COR OF SEC OF SW1/4 N  
 FOR POB, CONT N 420 FT, W 1037.1  
 420.01 FT, E 1037.14 FT TO POB &

HALE STEVEN BRADLEY/HALE SHAWNA  
 242 SE MAID MARION LN  
 HIGH SPRINGS, FL 32643

**2026**

09-7S-16-04166-004  


| 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<br>Tax Group: 3 Tax Dist:<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 0<br>TOTAL LAND VALUE - MARKET 113,300<br>TOTAL MARKET VALUE 2,884<br>SOH/AGL Deduction 0<br>ASSESSED VALUE 2,884<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 2,884<br>TOTAL JUST VALUE 113,300<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 97,850<br>LAND: 2:1: DOR 1998 |        |                   |    |        |  |  |  |  |  |  |  |
| DOR CODE 6200 PASTURE CLS33  |                  |              |                      |              |                      |                                 |       |       |                |                    |         |             |             |                |                 |  |   |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| MAP NUM MKT AREA 02  |                  |              |                      |              |                      |                                 |       |       |                |                    |         |             |             |                |                 |  |   |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC 9716.00 1.00/   |                  |              |                      |              |                      |                                 |       |       |                |                    |         |             |             |                |                 |  |   |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| AREA TYPE  | TOTAL GROSS AREA | PCT OF BASE  | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |                                 |       |       |                |                    |         |             |             |                |                 |  |   |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
|  |                  |              |                      |              |                      | BLD DATE<br>XF DATE<br>INC DATE |       |       |                |                    |         |             |             |                |                 | LGL DATE<br>LAND DATE<br>AG DATE<br>05/06/2026 MLU |   |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| 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  |   |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
|  |                  |              |                      |              |                      |                                 |       |       |                |                    |         |             |             |                |                 |  | <b>BUILDING NOTES</b><br><br><b>BUILDING DIMENSIONS</b> |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| LAND DESCRIPTION   |                  |              |                      |              |                      |                                 |       |       |                |                    |         |             |             |                |                 |  | TOTAL OB/XF   |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| 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  | 6200             | A            | PASTURE 3            | 0            |                      |                                 |       |       | 10.30          | AC                 |         | 1.00        | 1.00        | 1.00           | 280.00          | 280.00   | 2,884   |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| 2  | 9910             | M            | MKT.VAL.AG           | 0            |                      |                                 |       |       | 10.30          | AC                 |         | 1.00        | 1.00        | 1.00           | 11,000.00       | 11,000.00  | 113,300   |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.30 Total Land Value: 2,884 Market: 113,300 Agricultural: 2,884 Common: 0 PRINTED 06/09/2026 BY SYS |                  |              |                      |              |                      |                                 |       |       |                |                    |         |             |             |                |                 |  |   |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |