

BEG NW COR OF E1/2 OF SW1/4, RUN
545.13 FT, NW 347.53 FT, N 328.5
ALONG CURVE 77.75 FT TO POB EX R

TERRELL JENNIFER
723 NW PILLSBURY DR
LAKE CITY, FL 32055

2026

10-3S-16-02054-022



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 39,240 TOTAL MARKET VALUE 39,240 SOH/AGL Deduction 0 ASSESSED VALUE 39,240 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 39,240 TOTAL JUST VALUE 39,240 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 24,525											
DOR CODE		0000 VACANT																		PERMIT NUM		DESCRIPTION		AMT		ISSUED					
MAP NUM		10316.00																		35803		PUMP/UTPOL		50		09/20/2017					
NEIGHBORHOOD/LOC		10316.00 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															SALES DATA											
																				OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					
																				1566/328	4/15/2026	WD Q	V	01	69,500						
																				GRANTOR: LAKE CITY PROPERTY DE											
																				GRANTEE: TERRELL JENNIFER											
																				1551/2183	9/22/2025	WD Q	V	01	45,000						
																				GRANTOR: WALDRON ANTHONY Q											
																				GRANTEE: LAKE CITY PROPERTY											
																				BUILDING NOTES											
																				BUILDING DIMENSIONS											
TOTALS		723 NW PILLSBURY DR, LAKE CITY																		BLD DATE		LGL DATE		05/08/2026	MLU						
EXTRA FEATURES																				XF DATE		LAND DATE									
																				INC DATE		AG 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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR							
1	0000	C	VAC RES	0		A-1	0.00	0.00	3.27	AC		1.00	1.00	1.00	12,000.00	12,000.00	39,240														
REVIEW DATE 05/08/2026 BY MLU Total Acres: 3.27 Total Land Value: 39,240 Market: 0 Agricultural: 0 Common: 39,240 PRINTED 05/29/2026 BY SYS																															