COMM NW COR OF SEC, E 282 FT FOR
481.86 FT, S 1321.75 TO S LINE O
NW1/4, ALONG SAID S LINE & N R/W

BRISTER BARBARA JERNIGAN
447 EISENHOWER BLVD
LEHIGH ACRES, FL 33974

2026

10-5S-16-03519-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	10516.00	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	05/04/2026 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	4,300
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	16,220
SOH/AGL Deduction	1,978
ASSESSED VALUE	14,242
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,242
TOTAL JUST VALUE	124,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1245/2759	12/10/2012	WD	U	V	11	100

GRANTOR: PATRICIA PRICE REED(A

GRANTEE: BARBARA JERNIGAN BR

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	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
2	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 4,300

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	280.00	280.00	3,920							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	112,000							

REVIEW DATE 09/04/2019 BY BC Total Acres: 15.00 Total Land Value: 11,920 Market: 112,000 Agricultural: 3,920 Common: 8,000 PRINTED 06/10/2026 BY SYS