THAT PART OF N1/2 OF SE1/4 LYING
441 EX PARCEL DESC IN ORB 420-66
DESC IN ORB 804-676, PR 1013-248

NETTLES SAUSAGE, INC
190 SW COUNTY ROAD 240
LAKE CITY, FL 32025

2026

10-5S-17-09186-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10517.00	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	05/06/2026 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	0
TOTAL LAND VALUE - MARKET	94,800
TOTAL MARKET VALUE	94,800
SOH/AGL Deduction	37,546
ASSESSED VALUE	57,254
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,254
TOTAL JUST VALUE	94,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/1275	1/31/2020	WD	U	V	31	40,200
GRANTOR: ALEX B COLSON						
GRANTEE: NETTLES SAUSAGE, IN						
1013/2486	4/29/2004	PR	Q	V	03	100
GRANTOR: BRUCE LEE COLSON PR						
GRANTEE: ALEX B COLSON						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	9900	C	AC NON-AG	0			0.00	0.00	7.90	AC		1.00	1.00	1.00	12,000.00	12,000.00	94,800							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 7.90 Total Land Value: 94,800 Market: 0 Agricultural: 0 Common: 94,800 PRINTED 06/23/2026 BY SYS