

BEG SW COR OF NW1/4 OF SE1/4,  
 RUN N 1100.95 FT, E 790.87 FT,  
 N 1128.42 FT TO S R/W CR-240,

TORRES VENANCIO/HERNANDEZ MONICA VARILLAS  
 412 SW HIGHPOINT GLN  
 LAKE CITY, FL 32024

**2026**

11-5S-16-03567-002  


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 Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 58,179 TOTAL LAND VALUE - MARKET 287,880 TOTAL MARKET VALUE 71,613 SOH/AGL Deduction 0 ASSESSED VALUE 71,613 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 71,613 TOTAL JUST VALUE 346,059 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 322,069											
DOR CODE 6200 PASTURE CLS33																				PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 01																				41419 NEW POWER SERVICE 02/26/2021											
NEIGHBORHOOD/LOC 11516.00 1.00/																				39751 RECONNECT 0 05/08/2020											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/04/2026 MLU											
EXTRA FEATURES										SALES DATA																					
338 SW PEACE DR, LAKE CITY										OFF RECORD Number DATE TYPE INST Q U / V I / RSN CD SALE PRICE 1403/2541 1/17/2020 WD Q V 01 315,000 GRANTOR: MTM CAPITAL HOLDINGS GRANTEE: VENANCIO TORRES & M 1280/0041 8/18/2014 WD U V 11 100 GRANTOR: MOUNTAINTOP MINISTERIE GRANTEE: MTM CAPITAL HOLDING																					
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	BUILDING NOTES															
1	0031	BARN,MT AE	0 0	18 21	1.00	UT	5,500.00	5,500.00	100	2021	2020		100	5,500																	
2	0252	LEAN-TO W/	0 0	20 152	1.00	UT	4,560.00	4,560.00	100	2021	2021		100	4,560																	
3	0252	LEAN-TO W/	0 0	20 152	1.00	UT	4,560.00	4,560.00	100	2021	2021		100	4,560																	
4	9946	Well	0 0	0 0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000																	
5	0070	CARPORT UF	0 0	24 36	846.00	UT	1.50	1.50	100	2021	2021		100	1,269																	
6	0070	CARPORT UF	0 0	30 152	4,560.00	UT	1.50	1.50	100	2021	2021		100	6,840																	
7	0169	FENCE/WOOD	0 0	0 0	1.00	UT	15,000.00	15,000.00	100	2021	2021		100	15,000																	
8	0040	BARN,POLE	0 0	47 50	2,350.00	UT	7.00	7.00	100	2021	2021		100	16,450																	
TOTALS															TOTAL OB/XF 58,179																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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					47.98	AC		1.00	1.00	1.00	280.00	280.00	13,434														
2	9910	M	MKT.VAL.AG	0					47.98	AC		1.00	1.00	1.00	6,000.00	6,000.00	287,880														
REVIEW DATE 07/01/2021 BY JB Total Acres: 47.98 Total Land Value: 13,434 Market: 287,880 Agricultural: 13,434 Common: 0 PRINTED 05/08/2026 BY SYS																															