BEG AT SE COR OF LOT 1 WILSON PLACE, RUN N 846.03 FT TO S R/W OF C R 240, E ALONG R/W

PHILPOT RICHARD B/PHILPOT LEANNE B
5207 SW CR-240
LAKE CITY, FL 32024

2027

11-5S-16-03567-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	11516.00	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	0
TOTAL LAND VALUE - MARKET	104,850
TOTAL MARKET VALUE	3,262
SOH/AGL Deduction	0
ASSESSED VALUE	3,262
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,262
TOTAL JUST VALUE	104,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1358/1574	4/10/2018	WD	U	V	11	100
GRANTOR: RICHARD B LEANNE B PH						
GRANTEE: RICHARD B & G LEANN						
1297/0672	6/30/2015	QC	U	V	11	100
GRANTOR: TRAVIS BROWN & KRISTE						
GRANTEE: RICHARD B LEANNE B						

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	11.65	AC		1.00	1.00	1.00	280.00	280.00	3,262							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	11.65	AC		1.00	1.00	1.00	9,000.00	9,000.00	104,850							

REVIEW DATE 05/04/2026 BY MLU Total Acres: 11.65 Total Land Value: 3,262 Market: 104,850 Agricultural: 3,262 Common: 0 PRINTED 11/17/2026 BY SYS