

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

2026

11-5S-16-03567-003


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 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 87,375																																																										
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1358/1574</td> <td>4/10/2018</td> <td>WD</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: RICHARD B LEANNE B PH</td> </tr> <tr> <td colspan="7">GRANTEE: RICHARD B & G LEANN</td> </tr> <tr> <td>1297/0672</td> <td>6/30/2015</td> <td>QC</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: TRAVIS BROWN & KRISTE</td> </tr> <tr> <td colspan="7">GRANTEE: RICHARD B LEANNE B</td> </tr> </tbody> </table>										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						
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NEIGHBORHOOD/LOC 11516.00 1.00/																																																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																									
TOTALS																																																																														
EXTRA FEATURES										BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/04/2026 MLU																																																								
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																																																														
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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 06/22/2026 BY SYS																																																																														