

BEG AT SW COR OF N1/2 OF N1/2 OF FT, N 64.26 FT, E 608.19 FT, N 4 1322.56 FT, S 154.40 FT, S 30.01

LAFLEUR NICKOLAS E
290 SW TIMUQUA TER
FORT WHITE, FL 32038

2026

11-7S-16-04174-005

| 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 0 TOTAL LAND VALUE - MARKET 127,840 TOTAL MARKET VALUE 127,840 SOH/AGL Deduction 0 ASSESSED VALUE 127,840 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 127,840 TOTAL JUST VALUE 127,840 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 105,840 | | | | | | | | | |
| DOR CODE 9900 NON AG ACREAGE | | | | | | | | | | | | | | | | | | | | PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1549/1521 9/17/2025 WD Q V 01 135,000 GRANTOR: GLENN LAND HOLDINGS L GRANTEE: LAFLEUR NICKOLAS E 1534/941 2/25/2025 WD U V 11 100 GRANTOR: GLENN FARMS INC GRANTEE: GLENN LAND HOLDINGS | | | | | | | | | | | |
| MAP NUM MKT AREA 02 | | | | | | | | | | | | | | | | | | | | BLD DATE LGL DATE XF DATE LAND DATE 05/07/2026 MLU INC DATE AG DATE | | | | | | | | | | | |
| NEIGHBORHOOD/LOC 11716.00 1.00/ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTRA FEATURES | | | | | | | | | | | | | | | | | | | | BUILDING NOTES | | | | | | | | | | | |
| 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 DIMENSIONS | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF 0 | | | | | | | | | | | | | | | | | | | | | |
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | | | | | 15.04 | AC | | 1.00 | 1.00 | 1.00 | 8,500.00 | 8,500.00 | 127,840 | | | | | | | | | | | | | | |
| REVIEW DATE 05/07/2026 BY MLU | | | | | | | | | | Total Acres: 15.04 Total Land Value: 127,840 | | | | | | | | | | Market: 0 Agricultural: 0 Common: 127,840 PRINTED 05/12/2026 BY SYS | | | | | | | | | | | |