

SE1/4 OF NE1/4, EX 1 AC IN NW CO
 OF SE1/4. ORB 481-244 & 670-047.
 1.18 AC TO COUNTY FOR ADD RD R/W

BLUE SKY TIMBER-LAND CO
 P O BOX 1733
 LAKE CITY, FL 32056-3176

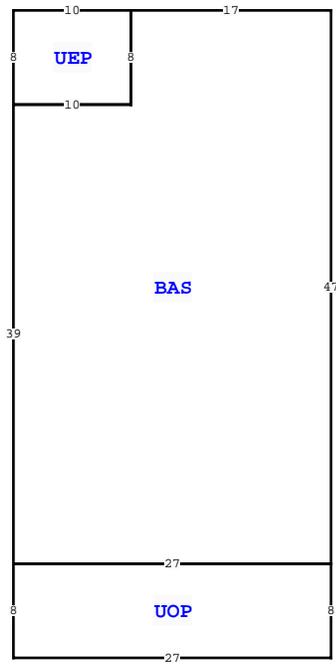
2026

12-2S-16-01594-001



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	04		SINGLE SID	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	01		MINIMUM	50	
Roof Cover	12		MODULAR MT	50	
Interior Wall	02		WALL BD/WD	100	
Interior Floo	09		PINE WOOD	100	
Air Condition	02		WINDOW	100	
Heating Type	02		CONVECTION	100	
Bedrooms			3	100	
Bathrooms			1	100	
Frame	01		NONE	100	
Stories	1.		1.	100	
Architectual	05		CONV	100	
Units			0	100	
Condition Adj	02		02	100	
Kitchen Adjus	01		01	100	
Quality	03		03		
DOR CODE	5000 IMPROVED AG				
MAP NUM		MKT AREA	03		
NEIGHBORHOOD/LOC	12216.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,189	100		1,189	48,527
UEP	80	60		48	1,959
UOP	216	20		43	1,755
TOTALS	1,485			1,280	52,241

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,280	55.0800	62.79	80,371	1947	1947	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 1189 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		52,241	
TOTAL MARKET OB/XF VALUE		200	
TOTAL LAND VALUE - MARKET		246,960	
TOTAL MARKET VALUE		79,744	
SOH/AGL Deduction		2,907	
ASSESSED VALUE		76,837	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		76,837	
TOTAL JUST VALUE		299,401	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		298,486	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31900	M H	590	04/17/2014
28058	REMODEL	35	09/04/2009
27955	TR/TRAILER	0	07/20/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1139/2533	12/28/2007	PR Q	I			657,700
GRANTOR: MARLIN FEAGLE AS PR O						
GRANTEE: BLUE SKY TIMBER-LAN						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W17 UEP= W10 S8 E10 N8\$S8 W10 S39 UOP= S8 E27 N8 W27\$ E27N47\$.	

EXTRA FEATURES																	
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
1	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,800.00	2,800.00	2,800							
2	5600	A	TIMBER 3	0			0.00	0.00	87.20	AC		1.00	1.00	1.00	281.00	281.00	24,503							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	87.20	AC		1.00	1.00	1.00	2,800.00	2,800.00	244,160							