N1/2 OF NW1/4 & SE1/4 OF NW1/4 E
IN NE COR TO CEMETERY.

BIRD PAUL D JR/BIRD SANDRA L
246 NW FLINTLOCK GLN
LAKE CITY, FL 32055

2027

12-2S-16-01601-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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
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	04/14/2025 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	4,000
TOTAL LAND VALUE - MARKET	324,800
TOTAL MARKET VALUE	33,704
SOH/AGL Deduction	1,053
ASSESSED VALUE	32,651
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,651
TOTAL JUST VALUE	328,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	328,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19955	PUMP/UTPOL	30	09/11/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/1067	5/10/2023	LE	U	I	14	100
GRANTOR: BIRD PAUL D JR						
GRANTEE: BIRD PAUL D JR (ENH						
0950/2046	4/03/2002	WD	Q	V	03	200,000
GRANTOR: SOUTHERN TIMBER VENTU						
GRANTEE: PAUL D BIRD JR						

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
1	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	5600	A	TIMBER 3	0			0.00	0.00	104.00	AC		1.00	1.00	1.00	281.00	281.00	29,224							
2	5910	A	SWAMP/CYPRES	0			0.00	0.00	12.00	AC		1.00	1.00	1.00	40.00	40.00	480							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	116.00	AC		1.00	1.00	1.00	2,800.00	2,800.00	324,800							

REVIEW DATE 04/11/2023 BY kellen Total Acres: 116.00 Total Land Value: 29,704 Market: 324,800 Agricultural: 29,704 Common: 0 PRINTED 11/17/2026 BY SYS