

4.05 AC BEING A 60 FT STRIP OF LAND FOR PRIVATE ROAD IN PINE RIDGE ACRES S/D UNR PRIVATE

PINE RIDGE ACRES PROPERTY OWNERS' ASSOCIATION INC, 250 SW PINE RIDGE CT LAKE CITY, FL 32024

2026

12-5S-15-00447-199



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																		
																						STANDARD																		
VALUATION BY																					Tax Group: 3		Tax Dist:																	
BUILDING MARKET VALUE																					0																			
TOTAL MARKET OB/XF VALUE																					0																			
TOTAL LAND VALUE - MARKET																					43																			
TOTAL MARKET VALUE																					43																			
SOH/AGL Deduction																					0																			
ASSESSED VALUE																					43																			
TOTAL EXEMPTION VALUE																					0																			
BASE TAXABLE VALUE																					43																			
TOTAL JUST VALUE																					43																			
NCON VALUE																					0																			
INCOME VALUE																																								
PREVIOUS YEAR MKT VALUE																					43																			
COA PER TCO.																																								
LAND:1:1: 60 FT PRIVATE ROAD																																								
SALE:1:1: (DALLAS WARD IS PRESIDENT FOR 1 YR)																																								
PERMIT NUM				DESCRIPTION				AMT				ISSUED																												
SALES DATA																																								
OFF RECORD Number		DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE																														
0790/0376		5/04/1994		WD Q		V		02		100																														
GRANTOR: GULF ATLANTIC LAND &																																								
GRANTEE: PINE RIDGE ACRES PR																																								
BLD DATE																					06/23/2021		MLU																	
XF DATE																																								
INC DATE																																								
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																						
LAND DESCRIPTION																																								
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	9400	C	RIGHTOFWAY			0		A-1	0.00	0.00	4.32	AC		1.00	1.00	1.00	10.00	10.00	43																					
TOTAL OB/XF																					0																			
REVIEW DATE 06/23/2021 BY MLU Total Acres: 4.32 Total Land Value: 43 Market: 0 Agricultural: 0 Common: 43 PRINTED 05/08/2026 BY SYS																																								