

COMM NE COR OF N1/2 OF SW1/4 OF
 FT, S 373.47 FT FOR POB, CONT S
 E 399.89 FT, S 135.04 FT, E 67.4

PINERIDGE FOREST LLC
 1165 E DUVAL ST
 LAKE CITY, FL 32055

2026

13-4S-16-02953-008


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: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 2,450 TOTAL LAND VALUE - MARKET 45,300 TOTAL MARKET VALUE 18,593 SOH/AGL Deduction 0 ASSESSED VALUE 18,593 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 18,593 TOTAL JUST VALUE 47,750 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 47,750																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				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>1379/2555</td> <td>3/08/2019</td> <td>WD</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: JOSEPH & EVA MARTINO GRANTEE: PINERIDGE FOREST LL 1378/1181 2/14/2019 PR U V 11 0 GRANTOR: JERRY W BRYANT JR AS GRANTEE: EVA & JOSEPH MARTIN										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1379/2555	3/08/2019	WD	U	V	11	100
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																						
			04/10/2025		MLU																																						
TOTALS																																											
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	2017	2017	3	100	200																											
2	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,250																											
LAND DESCRIPTION																																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	0000	C	VAC RES	0		00	0.00	0.00	1.53	AC		1.00	1.00	1.00	10,000.00	10,000.00	15,300																										
2	5600	A	TIMBER 3	0		00	0.00	0.00	3.00	AC		1.00	1.00	1.00	281.00	281.00	843																										
3	9910	M	MKT. VAL. AG	0		00	0.00	0.00	3.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,000																										
REVIEW DATE 01/22/2025 BY ks																																											
Total Acres: 4.53					Total Land Value: 16,143					Market: 30,000					Agricultural: 843					Common: 15,300					PRINTED 05/08/2026 BY SYS																		