

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																					
																				<b>VALUATION BY</b> Tax Group: 2 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 2,450 <b>TOTAL LAND VALUE - MARKET</b> 45,300 <b>TOTAL MARKET VALUE</b> 18,593 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 18,593 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 18,593 <b>TOTAL JUST VALUE</b> 47,750 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 47,750																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>																							
																				<b>SALES DATA</b> <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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1379/2555	3/08/2019	WD	U	V	11	100																																					
																				<b>BUILDING NOTES</b>																							
																				<b>BUILDING DIMENSIONS</b>																							
<b>TOTALS</b> <b>EXTRA FEATURES</b>										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 04/10/2025      MLU																							
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	1.00	UT	0.00	0.00	100	2017	2017	3	100	200																												
2	0040	BARN, POLE	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,250																												
<b>LAND DESCRIPTION</b>																	<b>TOTAL OB/XF</b> 2,450																										
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																										
<b>REVIEW DATE</b> 01/22/2025 <b>BY</b> ks      Total Acres: 4.53      Total Land Value: 16,143      Market: 30,000      Agricultural: 843      Common: 15,300 <b>PRINTED 06/22/2026 BY SYS</b>																																											