

COMM AT SW COR OF N1/2 OF SE 1/4  
 E 392.17 FT, N 742.13 FT FOR POB  
 N 590.18 FT, E 326.24 FT, S 450.

JENKINS T D/JENKINS SHIRLEY  
 153 NW CYPRESS COVE DR  
 LAKE CITY, FL 32055

**2026**

13-5S-15-00457-002  


| 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><br>Tax Group: 3 Tax Dist: STANDARD<br><b>BUILDING MARKET VALUE</b> 0<br><b>TOTAL MARKET OB/XF VALUE</b> 0<br><b>TOTAL LAND VALUE - MARKET</b> 113,310<br><b>TOTAL MARKET VALUE</b> 3,525<br>SOH/AGL Deduction 0<br><b>ASSESSED VALUE</b> 3,525<br><b>TOTAL EXEMPTION VALUE</b> 0<br><b>BASE TAXABLE VALUE</b> 3,525<br><b>TOTAL JUST VALUE</b> 113,310<br><b>NCON VALUE</b> 0<br><b>INCOME VALUE</b><br><b>PREVIOUS YEAR MKT VALUE</b> 113,310 |                   |        |   |      |           |       |  |  |  |  |
| DOR CODE 6200 PASTURE CLS33     |    |              |  |  |  |                    |       |             |             |                |                |     |       |      |       | <b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>   |  |                   |        |   |      |           |       |  |  |  |  |
| MAP NUM      MKT AREA      02   |    |              |  |  |  |                    |       |             |             |                |                |     |       |      |       |   |  |                   |        |   |      |           |       |  |  |  |  |
| NEIGHBORHOOD/LOC 13515.00 1.00/ |    |              |  |  |  |                    |       |             |             |                |                |     |       |      |       | <b>SALES DATA</b><br>OFF RECORD      TYPE Q / V / RSN      SALE<br>Number      DATE      INST U / I / CD      PRICE<br>1393/2462      8/27/2019      WD U V 30      6,500<br>GRANTOR: EDWARD JENKINS<br>GRANTEE: T D & SHIRLEY JENKI<br>1300/0060      9/02/2014      WD U V 30      100<br>GRANTOR: BURL JENKINS & ETAL<br>GRANTEE: EDWARD JENKINS |  |                   |        |   |      |           |       |  |  |  |  |
| TOTALS                          |    |              |  |  |  |                    |       |             |             |                |                |     |       |      |       | BLD DATE      LGL DATE<br>XF DATE      LAND DATE      05/07/2026      MLU<br>INC DATE      AG DATE  |  |                   |        |   |      |           |       |  |  |  |  |
| EXTRA FEATURES                  |    |              |  |  |  | L                  | OB/XF | DESCRIPTION | BLD         | CAP            | L              | W   | UNITS | UT   | Adj R | ADJ UNIT  | ORIG   | YEAR              | YEAR   | Q | %    | OB/XF MKT | NOTES |  |  |  |  |
|                                 |    |              |  |  |  | N                  | CODE  |             |             |                |                |     |       |      |       | PRICE   | COND   | ON                | ACTUAL |   | COND | VALUE     |       |  |  |  |  |
|                                 |    |              |  |  |  |                    |       |             |             |                |                |     |       |      |       |   |  |                   |        |   |      |           |       |  |  |  |  |

| LAND DESCRIPTION |      |     |             |   |      |       |       |       |      | TOTAL OB/XF |      |      |      |          |          |         |                   |      |         |      |     |    |        |
|------------------|------|-----|-------------|---|------|-------|-------|-------|------|-------------|------|------|------|----------|----------|---------|-------------------|------|---------|------|-----|----|--------|
| L                | USE  | CLS | LAND USE    | R | LOC  | FRONT | DEPTH | TOT   | UNIT | D           | DPHT | %    | TOT  | UNIT     | ADJ UNIT | LAND    | OTHER ADJUSTMENTS | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| N                | CODE |     | DESCRIPTION | D | ZONE |       |       | LND   | TYPE | T           | FACT | COND | ADJ  | PRICE    | PRICE    | VALUE   | AND NOTES         |      |         |      |     |    |        |
| 1                | 6200 | A   | PASTURE 3   | 0 | A-1  | 0.00  | 0.00  | 12.59 | AC   |             | 1.00 | 1.00 | 1.00 | 280.00   | 280.00   | 3,525   |                   |      |         |      |     |    |        |
| 2                | 9910 | M   | MKT.VAL.AG  | 0 | A-1  | 0.00  | 0.00  | 12.59 | AC   |             | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 113,310 |                   |      |         |      |     |    |        |