N1/3 OF NW1/4 & N1/2 OF S2/3 OF
15 AC DESC IN ORB 1046-2224 & EX
10 AC PRCL DESC IN ORB 1092-2528

WILLIAMS COBY D/BELL PRIESCILLA C
769 SW OLD WIRE RD
LAKE CITY, FL 32024

2026

13-5S-16-03604-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND

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	0
TOTAL LAND VALUE - MARKET	227,700
TOTAL MARKET VALUE	16,888
SOH/AGL Deduction	0
ASSESSED VALUE	16,888
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,888
TOTAL JUST VALUE	227,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24981	TR/TRAILER	50	09/18/2006

DOR CODE	5500	TIMBERLAND 80-89

MAP NUM		MKT AREA	02

NEIGHBORHOOD/LOC   13516.00   1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1550/1680	9/05/2025	WD	U	V	11	100
GRANTOR:WILLIAMS SYLVIA REVOC						
GRANTEE:WILLIAMS COBY D						
1474/1913	8/25/2022	WD	U	V	11	100
GRANTOR:WILLIAMS CODY D						
GRANTEE:WILLIAMS COBY D						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

BUILDING NOTES

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

BUILDING DIMENSIONS

LAND DESCRIPTION — TOTAL OB/XF — 0

LN	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	5500	A	TIMBER 2	0			0.00	0.00	37.95	AC		1.00	1.00	1.00	445.00	445.00	16,888							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	37.95	AC		1.00	1.00	1.00	6,000.00	6,000.00	227,700							

REVIEW DATE 05/07/2026	BY MLU	Total Acres: 37.95	Total Land Value: 16,888	Market: 227,700	Agricultural: 16,888	Common: 0	PRINTED 05/08/2026 BY SYS