LOT 1 BISON ESTATES

2911 PROPERTIES, LLC
212 SW COTTAGE GLN
LAKE CITY, FL 32024

2026

14-2S-16-01608-101

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	14216.00	1.00/	

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

MARKET ADJUSTMENTS

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

327 NW MORRELL DR, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2023 MLU
INC DATE		AG DATE	03/16/2023 SPF

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,300
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	43,300
SOH/AGL Deduction	0
ASSESSED VALUE	43,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,300
TOTAL JUST VALUE	43,300
NCON VALUE	8,300
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	367,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054981	Mobile Home		02/10/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1538/1828	4/24/2025	WD	Q	I	04	475,000
GRANTOR: PRESTON AMANDA KRISTI						
GRANTEE: 2911 PROPERTIES, LL						
1532/2566	2/10/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (COBB						
GRANTEE: PRESTON AMANDA KRIS						

BUILDING NOTES

BUILDING DIMENSIONS

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
9	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	
10	0296	SHED METAL	0	0	0	0	1.00	UT	300.00	300.00	100	2026	2025		100	300	
11	0285	SALVAGE	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 8,300

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	9900	C	AC NON-AG	0					4.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	28,000							

REVIEW DATE 07/23/2025 BY TP Total Acres: 5.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 03/24/2026 BY SYS