



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: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 19,892 TOTAL LAND VALUE - MARKET 211,400 TOTAL MARKET VALUE 42,963 SOH/AGL Deduction 0 ASSESSED VALUE 42,963 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 42,963 TOTAL JUST VALUE 231,292 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 231,292																																																										
																	SALE:2:3: 01611-001, 01727-000 & 01743-001. SALE:2:2: INCLUDES PRCLS: 01606-000, 01609-001, SALE:2:1: MULTI-PRCL SALE FOR 819.60 AC TOTAL																																																										
																	PERMIT NUM DESCRIPTION AMT ISSUED 20012 M H 125 10/02/2002																																																										
																	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>1288/1827</td> <td>1/29/2015</td> <td>WD Q</td> <td>Q</td> <td>V</td> <td>01</td> <td>304,000</td> </tr> <tr> <td colspan="7">GRANTOR: CHARLIE HORSE PLANTAT</td> </tr> <tr> <td colspan="7">GRANTEE: SCHREIBER RANCH LLC</td> </tr> <tr> <td>0952/0425</td> <td>4/24/2002</td> <td>WD P</td> <td>P</td> <td>V</td> <td>99</td> <td>1,905,600</td> </tr> <tr> <td colspan="7">GRANTOR: DEEP CREEK PLANTATION</td> </tr> <tr> <td colspan="7">GRANTEE: CHARLIE HORSE PLANT</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1288/1827	1/29/2015	WD Q	Q	V	01	304,000	GRANTOR: CHARLIE HORSE PLANTAT							GRANTEE: SCHREIBER RANCH LLC							0952/0425	4/24/2002	WD P	P	V	99	1,905,600	GRANTOR: DEEP CREEK PLANTATION							GRANTEE: CHARLIE HORSE PLANT						
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TOTALS DOR CODE 5500 TIMBERLAND 80-89 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						831 NW CHARLIE HORSE DR, LAKE CITY BLD DATE LGL DATE 04/11/2025 MLU XF DATE LAND DATE 09/12/2022 SPF INC DATE																																																																					
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	0030	BARN,MT	0	54	60	3,240.00	UT	5.50	5.50	60	2008	2008	3	60	10,692																																																												
2	0255	MBL HOME S	0	64	30	1.00	UT	0.00	0.00	100	0	0	3	100	1,000																																																												
3	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,200																																																												
4	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																																																												
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1	0.00	0.00	51.00	AC		1.00	1.00	1.00	445.00	445.00	22,695																																																										
2	5910	A	SWAMP/CYPRES	0			0.00	0.00	9.40	AC		1.00	1.00	1.00	40.00	40.00	376																																																										
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	60.40	AC		1.00	1.00	1.00	3,500.00	3,500.00	211,400																																																										
REVIEW DATE 04/19/2023 BY kellen Total Acres: 60.40 Total Land Value: 23,071 Market: 211,400 Agricultural: 23,071 Common: 0 PRINTED 03/24/2026 BY SYS																																																																											