



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: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 24,000 <b>TOTAL MARKET VALUE</b> 24,000 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 24,000 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 24,000 <b>TOTAL JUST VALUE</b> 24,000 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 30,000																
DOR CODE 0000 VACANT																<b>PERMIT NUM</b> 000050422 <b>DESCRIPTION</b> Right-of-Way Acce <b>AMT</b> <b>ISSUED</b> 07/23/2024																	
MAP NUM																<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>1520/2261</td> <td>7/15/2024</td> <td>WD U</td> <td>V</td> <td></td> <td>30</td> <td>150,000</td> </tr> </tbody> </table> GRANTOR: FOREST LAND DEVELOPME GRANTEE: PFS SOLUTIONS, INC				OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1520/2261	7/15/2024	WD U	V		30	150,000
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																											
1520/2261	7/15/2024	WD U	V		30	150,000																											
NEIGHBORHOOD/LOC 15416.080 1.00/																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
TOTALS						137 SW CADENCE GLN, LAKE CITY																											
EXTRA FEATURES																<b>BUILDING NOTES</b>  <b>BUILDING DIMENSIONS</b>																	
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																		
LAND DESCRIPTION																	TOTAL OB/XF 0																
L N	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	0000	C	VAC RES	0					0.60	LT		1.00	1.00	1.00	40,000.00	40,000.00	24,000																
REVIEW DATE 01/06/2025 BY TP Total Acres: 0.60 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 05/08/2026 BY SYS																																	