

THE N1/2 OF NE1/4 & THE SW1/4 OF  
 NW1/4 EX THAT PART LYING W'LY OF  
 RUN RD. THE SW1/4 EX THAT PART L

OSCEOLA LAND & TIMBER CORP  
 P O BOX 238  
 LAKE BUTLER, FL 32054

**2026**

16-3S-17-04955-000  


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: 1 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 643,251 <b>TOTAL MARKET VALUE</b> 67,843 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 67,843 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 67,843 <b>TOTAL JUST VALUE</b> 643,251 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 643,251											
DOR CODE		5600																		TIMBERLAND 70-79											
MAP NUM		16317.00																		MKT AREA 04											
NEIGHBORHOOD/LOC		1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
<b>TOTALS</b>																				BLD DATE		LGL DATE	06/23/2021	MLU							
<b>EXTRA FEATURES</b>																				XF DATE		LAND DATE									
																				INC DATE		AG DATE									
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															
																	<b>BUILDING NOTES</b>														
																	<b>BUILDING DIMENSIONS</b>														
																	<b>SALES DATA</b>														
OFF RECORD Number		DATE	TYPE INST	Q U	V I	V	RSN CD	SALE PRICE																							
1167/0710		2/12/2009	QC	U	V	V	11	100																							
GRANTOR: ROBERTS & SHADD (UND)																															
GRANTEE: OSCEOLA LAND & TIMB																															
0894/1288		12/18/1999	WD	Q	V			1,020,700																							
GRANTOR: HADDON CORP																															
GRANTEE: ROBERTS & SHADD (1/																															
<b>LAND DESCRIPTION</b>										<b>TOTAL OB/XF</b>										0											
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	CONSVR							
1	5600	A	TIMBER 3	0			0.00	0.00	238.85	AC		1.00	1.00	1.00	281.00	281.00	67,117														
2	9630	C	SWAMP	0			0.00	0.00	18.16	AC		1.00	1.00	1.00	40.00	40.00	726														
3	9910	M	MKT.VAL.AG	0			0.00	0.00	257.01	AC		1.00	1.00	1.00	2,500.00	2,500.00	642,525														
<b>REVIEW DATE</b> 06/23/2021 <b>BY</b> MLU <b>Total Acres:</b> 257.01 <b>Total Land Value:</b> 67,843 <b>Market:</b> 642,525 <b>Agricultural:</b> 67,117 <b>Common:</b> 726 <b>PRINTED</b> 03/24/2026 <b>BY</b> SYS																															