AKA PARCEL "P" AVERY ROBERTS DOU
UNREC DESC AS:
COMM AT NE COR OF SEC, RUN S 132

LOHMAN GREGORY S/KOTTKE THOMAS L JR
40445 EMERALDA ISLAND ROAD
LESSBURG, FL 34788

2026

16-3S-17-04955-116

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	16317.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,600
TOTAL MARKET VALUE	5,785
SOH/AGL Deduction	0
ASSESSED VALUE	5,785
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,785
TOTAL JUST VALUE	54,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/2789	4/01/2022	LE	U	V	14	100
GRANTOR: KOTTKE THOMAS LEO JR						
GRANTEE: KOTTKE THOAMS LEO J						
1459/1464	11/23/2021	QC	U	V	11	100
GRANTOR: LOHMAN GREGORY S						
GRANTEE: LOHMAN GREGORY S						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	13.00	AC		1.00	1.00	1.00	445.00	445.00	5,785							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	13.00	AC		1.00	1.00	0.70	6,000.00	4,200.00	54,600							

REVIEW DATE 04/09/2025 BY MLU Total Acres: 13.00 Total Land Value: 5,785 Market: 54,600 Agricultural: 5,785 Common: 0 PRINTED 06/09/2026 BY SYS