LOT 2 FOREST COUNTRY PHASE 1.
806-1669, 866-2417, 867-2416, WD

REYES DAVID JORGE
210 NW CREWS GLN
LAKE CITY, FL 32055

2026

16-4S-16-03048-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	16416.020 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

401 SW LONGLEAF DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	29,750
TOTAL MARKET VALUE	29,750
SOH/AGL Deduction	0
ASSESSED VALUE	29,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,750
TOTAL JUST VALUE	29,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,000

SALE:1:1: LOT 2 FOREST COUNTRY S/D PH I

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055185	New Residential C	180,000	03/06/2026
000055123	Right-of-Way Acce		02/27/2026
7354	SFR	57,000	07/08/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/354	9/12/2025	WD	Q	V	01	30,000
GRANTOR: CGM LAND, INC						
GRANTEE: REYES DAVID JORGE						
1541/1140	5/27/2025	WD	U	V	37	23,000
GRANTOR: SPARROW WILLIAM N						
GRANTEE: CGM LAND, INC						

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	0000	C	VAC RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.85	35,000.00	29,750.00	29,750							

REVIEW DATE 04/14/2026 BY MLU Total Acres: 0.73 Total Land Value: 29,750 Market: 0 Agricultural: 0 Common: 29,750 PRINTED 07/01/2026 BY SYS