

COMM SW COR OF SE1/4 OF SE1/4, E
 POB, CONT E 245.06 FT TO W R/W O
 ALONG R/W 625.72 FT, S 80 W ALON

CALLEN BRANDON MICHAEL/CALLEN LANA C.W.
 2174 NW NASH RD
 LAKE CITY, FL 32055

2026

17-3S-16-02162-035


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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 35,550 TOTAL MARKET VALUE 1,106 SOH/AGL Deduction 0 ASSESSED VALUE 1,106 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 1,106 TOTAL JUST VALUE 35,550 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE											
																				PERMIT NUM DESCRIPTION AMT ISSUED 000055396 Right-of-Way Acce 04/01/2026											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1559/1340 1/22/2026 QC U V 11 100 GRANTOR: CARR KENNETH L GRANTEE: CALLEN BRANDON MICH											
																				BLD DATE LGL DATE XF DATE LAND DATE 04/08/2025 MLU 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															
																	TOTALS EXTRA FEATURES 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	6200	A	PASTURE 3	0		A-1	0.00	0.00	3.95	AC		1.00	1.00	1.00	280.00	280.00	1,106														
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	3.95	AC		1.00	1.00	1.00	9,000.00	9,000.00	35,550														
REVIEW DATE 12/11/2024 BY tommy Total Acres: 3.95 Total Land Value: 1,106 Market: 35,550 Agricultural: 1,106 Common: 0 PRINTED 06/09/2026 BY SYS																															