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

2027

17-3S-16-02162-035

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	17316.00	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	04/08/2025 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	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	35,550

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

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	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 11/17/2026 BY SYS