BEG NE COR, RUN S 1345.01 FT TO
N 49 DEG W ALONG R/W 2141.93 FT
SEC, E ALONG SEC LINE TO POB.

WESTRIDGE INC
P O BOX 1733
LAKE CITY, FL 32056

2026

17-3S-16-02165-000

COLUMBIA COUNTY PROPERTY

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	05/04/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	169,455
TOTAL MARKET VALUE	7,300
SOH/AGL Deduction	0
ASSESSED VALUE	7,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,300
TOTAL JUST VALUE	169,455
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1023/1019	8/11/2004	WD	Q	V		851,800
GRANTOR: DAVIS, BREWER & BOWDO						
GRANTEE: WESTRIDGE INC						
1022/2840	8/02/2004	WD	Q	V		851,800
GRANTOR: HUNTSVILLE LAND CO LL						
GRANTEE: DAVIS, BREWER & BOW						

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	26.07	AC		1.00	1.00	1.00	280.00	280.00	7,300							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	26.07	AC		1.00	1.00	1.00	6,500.00	6,500.00	169,455							

REVIEW DATE 05/04/2026 BY MLU Total Acres: 26.07 Total Land Value: 7,300 Market: 169,455 Agricultural: 7,300 Common: 0 PRINTED 06/08/2026 BY SYS