

COMM AT NW COR OF SEC, RUN E
556.55 FT FOR POB, NW 89.90 FT
TO S R/W OF BELL RD, E ALONG

AVH PI COLUMBIA LLC
P O BOX 143346
CORAL GABLES, FL 33114

2026

17-3S-17-04980-004



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 Tax Group: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 3,500 TOTAL LAND VALUE - MARKET 209,095 TOTAL MARKET VALUE 212,595 SOH/AGL Deduction 0 ASSESSED VALUE 212,595 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 212,595 TOTAL JUST VALUE 212,595 NCON VALUE 3,500 INCOME VALUE PREVIOUS YEAR MKT VALUE 209,095																																																										
																				PERMIT NUM DESCRIPTION AMT ISSUED 																																																										
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1416/2241</td> <td>8/03/2020</td> <td>PR</td> <td>U</td> <td>V</td> <td>19</td> <td>517,500</td> </tr> <tr> <td colspan="7">GRANTOR: JENNY SCAFF DRAWDY &</td> </tr> <tr> <td colspan="7">GRANTEE: AVH PI COLUMBIA LLC</td> </tr> <tr> <td>1287/0035</td> <td>12/30/2014</td> <td>WD</td> <td>U</td> <td>V</td> <td>12</td> <td>365,000</td> </tr> <tr> <td colspan="7">GRANTOR: COLUMBIA BANK</td> </tr> <tr> <td colspan="7">GRANTEE: STAFFORD L SCAFF JR</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1416/2241	8/03/2020	PR	U	V	19	517,500	GRANTOR: JENNY SCAFF DRAWDY &							GRANTEE: AVH PI COLUMBIA LLC							1287/0035	12/30/2014	WD	U	V	12	365,000	GRANTOR: COLUMBIA BANK							GRANTEE: STAFFORD L SCAFF JR						
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EXTRA FEATURES										3270 N US HIGHWAY 441 , LAKE CITY																																																																				
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																																																														
1	0260	PAVEMENT-A	0	0	0	1.00	UT	3,500.00	3,500.00	100	2026	2025		100	3,500																																																															
LAND DESCRIPTION										TOTAL OB/XF 3,500																																																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																						
1	1000	C	VACANT COMME	0		RSF/MH	0.00	0.00	13.49	AC		1.00	1.00	1.00	15,500.00	15,500.00	209,095																																																													
REVIEW DATE 08/14/2015 BY DF Total Acres: 13.49 Total Land Value: 209,095 Market: 0 Agricultural: 0 Common: 209,095 PRINTED 05/12/2026 BY SYS																																																																														