N1/2 OF SE1/4 AS LIES E OF US-41
OFF E SIDE, (200 FT WIDE). ALSO
SW1/4 AS LIES NE OF US-441, (BEI

FORTY SEVEN PROPERTIES INC
796 SE CR 252
LAKE CITY, FL 32025

**2027**

**17-4S-17-08410-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 6200 | PASTURE CLS33 | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 17417.00 | 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 | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 1,837 |
| TOTAL LAND VALUE - MARKET | 299,340 |
| TOTAL MARKET VALUE | 15,806 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 15,806 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 15,806 |
| TOTAL JUST VALUE | 301,177 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 301,177 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 39915 | COMMERCIAL | 0 | 06/10/2020 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1405/1520 | 1/30/2020 | QC | U | I | 11 | 100 |
| GRANTOR: FORTY SEVEN PROPERTIE | | | | | | |
| GRANTEE: FORTY SEVEN PROPERT | | | | | | |
| 1321/1010 | 9/01/2016 | WD | Q | I | 01 | 400,000 |
| GRANTOR: N & G PROPERTIES OF N | | | | | | |
| GRANTEE: FORTY SEVEN PROPERT | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0031 | BARN,MT AE | 0 | 0 | 30 | 50 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,837 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,837

| 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 | 49.89 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 13,969 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 49.89 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 299,340 | | | | | | | |

REVIEW DATE 05/04/2017 BY BS Total Acres: 49.89 Total Land Value: 13,969 Market: 299,340 Agricultural: 13,969 Common: 0 PRINTED 11/17/2026 BY SYS