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

2026

17-4S-17-08410-000

COLUMBIA COUNTY PROPERTY

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	

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 05/08/2026 BY SYS