

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



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 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										
DOR CODE 6200 PASTURE CLS33																	PERMIT NUM DESCRIPTION AMT ISSUED 39915 COMMERCIAL 0 06/10/2020										
MAP NUM MKT AREA 06																	SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN 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										
NEIGHBORHOOD/LOC 17417.00 1.00/																	BUILDING NOTES BUILDING DIMENSIONS										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											
EXTRA FEATURES																											
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	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														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							