

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: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 1,080,000 TOTAL MARKET VALUE 55,703 SOH/AGL Deduction 0 ASSESSED VALUE 55,703 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 55,703 TOTAL JUST VALUE 1,080,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,080,000											
DOR CODE 5500										TIMBERLAND 80-89										PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM										MKT AREA 02																					
NEIGHBORHOOD/LOC										17517.00 1.00/										SALES DATA											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE									
																1251/0744	3/15/2013	WD Q	V	01	874,800										
																				GRANTOR: MIXSON PROPERTY LLC											
																				GRANTEE: ROOSEVELT DICKS & T											
																				1249/0296 2/02/2013 WD U V 30 100											
																				GRANTOR: ANNETTE M KING & CYNL											
																				GRANTEE: MIXSON PROPERTY LLC											
TOTALS																				BUILDING NOTES											
EXTRA FEATURES																				BUILDING DIMENSIONS											
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																
										BLD DATE										LGL DATE											
										XF DATE										LAND DATE											
										INC DATE										AG DATE											
																				05/07/2026 MLU											
LAND DESCRIPTION										TOTAL OB/XF										0											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	5600	A	TIMBER 3	0		A-1	0.00	0.00	130.00	AC		1.00	1.00	1.00	281.00	281.00	36,530														
2	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	31.00	AC		1.00	1.00	1.00	40.00	40.00	1,240														
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	240.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	1,080,000														
4	5700	A	TIMBER 4	0		A-1	0.00	0.00	79.00	AC		1.00	1.00	1.00	227.00	227.00	17,933														
REVIEW DATE 05/07/2026 BY MLU										Total Acres: 240.00 Total Land Value: 55,703										Market: 1,080,000 Agricultural: 55,703 Common: 0 PRINTED 06/22/2026 BY SYS											