GOVT LOT 4 DESC AS: W1/2 OF SW1/
751-19 THRU 22, DC 1429-1279, PB

FAMILY TRUST
7525 160TH TRACE
LIVE OAK, FL 32060

2026

18-2S-16-01641-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	18216.00	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

238 NW DREAMER LN, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	04/25/2022 SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,800
TOTAL LAND VALUE - MARKET	280,000
TOTAL MARKET VALUE	31,280
SOH/AGL Deduction	0
ASSESSED VALUE	31,280
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,280
TOTAL JUST VALUE	288,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1487/1504	2/20/2023	PR	U	I	19	0
GRANTOR: JORDAN ROBERT F ESTAT						
GRANTEE: FAMILY TRUST						
0751/0019	9/09/1991	WD	Q	V		64,000
GRANTOR: BULLARDS						
GRANTEE: ROBERT JORDAN						

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	0040	BARN,POLE	0	0	30	40	1,200.00	UT	1.50	1.50	100	2001	2001	3	100	1,800	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,800

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	5600	A	TIMBER 3	0		00	0.00	0.00	80.00	AC		1.00	1.00	1.00	281.00	281.00	22,480							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	80.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	280,000							

REVIEW DATE 11/08/2022 BY KS Total Acres: 80.00 Total Land Value: 22,480 Market: 280,000 Agricultural: 22,480 Common: 0 PRINTED 05/12/2026 BY SYS