E1/2 OF NE1/4 & 10 ACRES OFF E
NE1/4 & E1/2 OF SE1/4 & NW1/4 OF
ROLLING PINES S/D. ALSO BEGIN AT

VRASTIL FAMILY REVOCABLE TRUST DATED APRIL 16, 202
176 NW CAMBRIDGE HILL WAY
LAKE CITY, FL 32055

2027

19-2S-16-01653-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	19216.00	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

2669 NW SUWANNEE VALLEY RD, LAKE CITY

BLD DATE		LGL DATE		
XF DATE		LAND DATE	04/14/2025	MLU
INC DATE		AG DATE	04/25/2022	SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	25,700
TOTAL LAND VALUE - MARKET	345,800
TOTAL MARKET VALUE	80,658
SOH/AGL Deduction	0
ASSESSED VALUE	80,658
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,658
TOTAL JUST VALUE	371,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	371,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/1278	10/11/2024	WD	U	V	11	100
GRANTOR: VRASTIL WILLIAM						
GRANTEE: VRASTIL FAMILY REVO						
1512/1973	4/16/2024	WD	U	I	11	100
GRANTOR: VRASTIL WILLIAM R						
GRANTEE: VRASTIL REVOCABLE T						

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	0030	BARN,MT	0	0	35	50	1,750.00	UT	10.00	10.00	100	2009	2009	3	100	17,500	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
3	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 25,700

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	5500	A	TIMBER 2	0		00	0.00	0.00	123.50	AC		1.00	1.00	1.00	445.00	445.00	54,958							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	123.50	AC		1.00	1.00	1.00	2,800.00	2,800.00	345,800							

REVIEW DATE 11/16/2022 BY JD Total Acres: 123.50 Total Land Value: 54,958 Market: 345,800 Agricultural: 54,958 Common: 0 PRINTED 11/17/2026 BY SYS