

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

2026

19-2S-16-01653-000



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: 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 (Empty rows)											
																				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											
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										2669 NW SUWANNEE VALLEY RD, LAKE CITY										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/14/2025 MLU 04/25/2022 SPF											
EXTRA FEATURES										TOTAL OB/XF 25,700										BUILDING NOTES											
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	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										BUILDING DIMENSIONS											
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	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 06/30/2026 BY SYS																															