

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 Tax Group: 3 Tax Dist: STANDARD 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 <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1525/1278</td> <td>10/11/2024</td> <td>WD</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> 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										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1525/1278	10/11/2024	WD	U	V	11	100		
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TOTALS 2669 NW SUWANNEE VALLEY RD, LAKE CITY																																													
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	0030	BARN,MT	0	0	35	50	UT	10.00	10.00	100	2009	2009	3	100	17,500																														
2	0080	DECKING	0	0	0	0	UT	0.00	0.00	100	2013	2013	3	100	1,200																														
3	9945	Well/Sept	0	0	0	0	UT	7,000.00	7,000.00	100			3	100	7,000																														
LAND DESCRIPTION TOTAL OB/XF 25,700																																													
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 05/12/2026 BY SYS																																													