COMM SW COR OF SW1/4 OF SE1/4, R
FOR POB, CONT N 665.65 FT, E 665
666.95 FT, W 665.26 FT TO POB, E

VRASTIL FAMILY REVOCABLE TRUST UNDER AGREEMENT DAT
176 N CAMBRIDGE HILL WAY
LAKE CITY, FL 32055

2027

19-2S-16-01655-201

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

283 NW BLUE DR, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	04/25/2022 SPF

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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	7,000
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	9,265
SOH/AGL Deduction	0
ASSESSED VALUE	9,265
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,265
TOTAL JUST VALUE	47,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,000

LAND:1:1: 10 YR FLOOD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042128	Electrical Servic	0	06/11/2021
22791	M H	0	03/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/413	8/04/2025	QC	U	I	11	100
GRANTOR: OTIS LEROY NELSON						
GRANTEE: VRASTIL FAMILY REVO						
1542/1957	5/21/2025	LE	U	I	14	100
GRANTOR: VRASTIL FAMILY REVOCA						
GRANTEE: OTIS LEROY NELSON (						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 7,000

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					5.09	AC		1.00	1.00	1.00	445.00	445.00	2,265							
2	9910	M	MKT.VAL.AG	0					1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 11/15/2022 BY KS Total Acres: 5.09 Total Land Value: 2,265 Market: 40,000 Agricultural: 2,265 Common: 0 PRINTED 11/16/2026 BY SYS