

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

2026

19-2S-16-01655-201


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 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 <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>1546/413</td> <td>8/04/2025</td> <td>QC</td> <td>U</td> <td>I</td> <td>11</td> <td>100</td> </tr> </tbody> </table> 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 (OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1546/413	8/04/2025	QC	U	I	11	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1546/413	8/04/2025	QC	U	I	11	100																																					
																				BUILDING NOTES																							
																				BUILDING DIMENSIONS																							
TOTALS EXTRA FEATURES 283 NW BLUE DR, WHITE SPRINGS										BLD DATE XF DATE INC DATE		LGL DATE LAND DATE AG DATE		05/11/2026 MLU 04/25/2022 SPF																													
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	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 7,000																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR																			
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 05/12/2026 BY SYS																																											