BEG AT SE COR OF SEC, RUN W
APPROX 1734 FT, N 181.75 FT, W
1846.61 FT, CONT W 765.88 FT

BREWER GEORGE DAVIS SUCC TR
3994 NW COLONIAL GLEN
LAKE CITY, FL 32055

2026

19-3S-16-02181-014

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	19316.00	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

1059 NW NOEGEL RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

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	0040	BARN,POLE	0	0	40	92	3,680.00	UT	3.00	3.00	100	2005	2005	3	100	11,040	
2	0040	BARN,POLE	0	0	39	177	6,903.00	UT	3.00	3.00	20	2005	2005	3	20	4,142	
3	0040	BARN,POLE	0	0	22	125	2,750.00	UT	3.00	3.00	100	2005	2005	3	100	8,250	
4	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	30,432
TOTAL LAND VALUE - MARKET	640,575
TOTAL MARKET VALUE	70,290
SOH/AGL Deduction	0
ASSESSED VALUE	70,290
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,290
TOTAL JUST VALUE	671,007
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	671,007

SALE:1:2: WAY

SALE:3:1: 110 ACRES PLUS

SALE:2:1: 110 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1244/0821	11/06/2012	PR	U	V	30	100
GRANTOR: JOHN MICHAEL BOWDOIN						
GRANTEE: THOMAS M DONAHOO JR						
1003/1655	12/31/2003	QC	Q	V	03	100
GRANTOR: FAIRFIELD FARMS ASSOC						
GRANTEE: ROD BOWDOIN						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 30,432

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	142.35	AC		1.00	1.00	1.00	280.00	280.00	39,858							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	142.35	AC		1.00	1.00	1.00	4,500.00	4,500.00	640,575							

REVIEW DATE 02/06/2023 BY KS Total Acres: 142.35 Total Land Value: 39,858 Market: 640,575 Agricultural: 39,858 Common: 0 PRINTED 06/22/2026 BY SYS