

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										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 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 / V / RSN 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											
																				BLD DATE XF DATE INC DATE				LGL DATE LAND DATE AG DATE				05/16/2023 MLU			
TOTALS										EXTRA FEATURES										1059 NW NOEGEL RD, LAKE CITY											
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	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															
TOTALS										TOTAL OB/XF										30,432											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 05/08/2026 BY SYS																															