

(AKA LOT 7 LEVINGS S/D UNREC) CO
 NE1/4 OF SW1/4, RUN S 882.26 FT
 1287.94 FT TO W R/W EVERETT LN,

PINNACLE SITE SOLUTIONS LLC
 17992 NW 244TH ST
 HIGH SPRINGS, FL 32643

2026

20-2S-16-01660-007


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 0 TOTAL LAND VALUE - MARKET 125,280 TOTAL MARKET VALUE 125,280 SOH/AGL Deduction 19,772 ASSESSED VALUE 105,508 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 105,508 TOTAL JUST VALUE 125,280 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 95,916 SALE:4:1: SALE IS FOR ALL 3 LOTS (39.15 AC MOL) WP SALE:3:1: SALE IS FOR ALL 3 LOTS (39.15 AC MOL) WP SALE:2:1: SALE IS FOR ALL 3 LOTS (39.15 AC MOL) WP SALE:1:1: SALE IS FOR 79.58 AC MOL. WP PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1508/286 2/05/2024 QC U V 11 100 GRANTOR: REGISTER SITE DEVELOP GRANTEE: PINNACLE SITE SOLUT 1312/1624 3/18/2016 WD U V 30 160,000 GRANTOR: DANIEL P REGISTER SR GRANTEE: REGISTER SITE DEVEL BUILDING NOTES BUILDING DIMENSIONS									
DOR CODE 9900 NON AG ACREAGE						MAP NUM MKT AREA 03										NEIGHBORHOOD/LOC 20216.020 1.00/											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS						BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/18/2026 MLU											
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												
LAND DESCRIPTION																TOTAL OB/XF 0											
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	CONSRV			
1	9900	C	AC NON-AG	0		A-1	0.00	0.00	13.05	AC		1.00	1.00	1.00	4,000.00	4,000.00	52,200										
2	9640	C	BARROW PIT	0		A-1	0.00	0.00	13.05	AC		1.00	1.00	0.70	4,000.00	2,800.00	36,540										
3	9640	C	BARROW PIT	0		A-1	0.00	0.00	13.05	AC		1.00	1.00	0.70	4,000.00	2,800.00	36,540										
REVIEW DATE 05/18/2026 BY MLU Total Acres: 39.15 Total Land Value: 125,280 Market: 0 Agricultural: 0 Common: 125,280 PRINTED 06/22/2026 BY SYS																											