N1/2 OF NW1/4.

837-1099, WD 1473-2437, WD 1473-

MEGABUCKS
304 SW PINEHURST DR
LAKE CITY, FL 32024

2026

20-2S-17-04742-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	20217.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	07/27/2022 SPF

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	280,000
TOTAL MARKET VALUE	18,865
SOH/AGL Deduction	0
ASSESSED VALUE	18,865
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,865
TOTAL JUST VALUE	280,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	280,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/2440	8/16/2022	WD	U	I	11	100
GRANTOR: MCDUFFIE DAL AND BARB						
GRANTEE: MEGABUCKS LLC						
1473/2437	8/16/2022	WD	U	I	11	100
GRANTOR: MCDUFFIE WILLIAM D						
GRANTEE: MCDUFFIE DAL AND BA						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	65.00	AC		1.00	1.00	1.00	281.00	281.00	18,265							
2	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	15.00	AC		1.00	1.00	1.00	40.00	40.00	600							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	80.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	280,000							

REVIEW DATE 04/11/2025 BY MLU Total Acres: 80.00 Total Land Value: 18,865 Market: 280,000 Agricultural: 18,865 Common: 0 PRINTED 06/09/2026 BY SYS