NW1/4 OF NW1/4, EX BEG AT NW
COR OF SEC, RUN E ALONG N LINE
SEC, 1328.47 FT, S 135 FT TO A

TORRES VENANCIO/VARILLAS MONICA
412 HIGH POINT GLN
LAKE CITY, FL 32024

2026

20-5S-18-10601-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1518.00	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	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,130
TOTAL LAND VALUE - MARKET	148,000
TOTAL MARKET VALUE	16,513
SOH/AGL Deduction	83
ASSESSED VALUE	16,430
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,430
TOTAL JUST VALUE	154,130
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,130

SALE:1:2: FOR A TOTAL OF 120 AC.

SALE:1:1: SALE INCLUDES PRCL #'S 10596-004 & 10601

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1421/0035	9/24/2020	WD	U	V	11	100
GRANTOR: RICHARD B & LEANNE B						
GRANTEE: VENANCIO TORRES & M						
1358/1585	4/10/2018	WD	U	V	11	100
GRANTOR: RICHARD B & LEANNE B						
GRANTEE: RICHARD B & G LEANN						

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
1	0040	BARN,POLE	0	0	24	34	816.00	UT	2.50	2.50	75	2013	2013	3	75	1,530	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
3	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 6,130

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					23.00	AC		1.00	1.00	1.00	281.00	281.00	6,463							
2	6200	A	PASTURE 3	0					14.00	AC		1.00	1.00	1.00	280.00	280.00	3,920							
3	9910	M	MKT.VAL.AG	0					37.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	148,000							

REVIEW DATE 10/07/2015 BY DF Total Acres: 37.00 Total Land Value: 10,383 Market: 148,000 Agricultural: 10,383 Common: 0 PRINTED 03/25/2026 BY SYS