FOR POB COMM NE COR OF SW1/4 OF
W 1322.28 FT, S 933.62 FT, E 131
N 933.75 FT TO POB.

PHILPOT RICHARD/PHILPOT LEANNE
5207 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

20-5S-18-10601-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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	0
TOTAL LAND VALUE - MARKET	71,960
TOTAL MARKET VALUE	8,015
SOH/AGL Deduction	0
ASSESSED VALUE	8,015
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,015
TOTAL JUST VALUE	71,960
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1424/1005	3/18/2020	WD	Q	V	01	70,700

GRANTOR: HARDEN WILLIAM D

GRANTEE: PHILPOT RICHARD

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					18.56	AC		1.00	1.00	1.00	281.00	281.00	5,215							
2	6200	A	PASTURE 3	0					10.00	AC		1.00	1.00	1.00	280.00	280.00	2,800							
3	9910	M	MKT.VAL.AG	0					20.56	AC		1.00	1.00	1.00	3,500.00	3,500.00	71,960							

REVIEW DATE 10/07/2015 BY DF Total Acres: 28.56 Total Land Value: 8,015 Market: 71,960 Agricultural: 8,015 Common: 0 PRINTED 03/25/2026 BY SYS