COMM NW COR OF SEC, E 1321.66 FT
NE1/4 OF NW1/4 FOR POB, CONT E 1
MAINT R/W OF NE OMAR TER, SE ALO

EASTMAN FAMILY TRUST DATED DECEMBER 1, 2023
1898 40TH ST N
ST PETERSBURG, FL 33713-4724

2026

21-1S-17-04554-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	21117.00	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

1144 NE OMAR TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	27,100
TOTAL LAND VALUE - MARKET	82,212
TOTAL MARKET VALUE	42,774
SOH/AGL Deduction	0
ASSESSED VALUE	42,774
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,774
TOTAL JUST VALUE	109,312
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042439	Storage Building	21,604	07/28/2021
000042425	RV - Recreational		07/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/2332	12/01/2023	QC	U	I	11	100
GRANTOR: EASTMAN DANIEL E						
GRANTEE: EASTMAN FAMILY TRUS						
1437/1414	5/10/2021	WD	Q	V	05	71,700
GRANTOR: ANDERSON COLUMBIA CO						
GRANTEE: EASTMAN DANIEL E						

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	0030	BARN,MT	0	0	0	0	1.00	UT	20,100.00	20,100.00	100	2022	2021		100	20,100	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 27,100

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	28.00	AC		1.00	1.00	1.00	445.00	445.00	12,460							
2	5700	A	TIMBER 4	0		A-1	0.00	0.00	14.16	AC		1.00	1.00	1.00	227.00	227.00	3,214							
3	9910	M	MKT.VAL.AG	0					42.16	AC		1.00	1.00	1.00	1,950.00	1,950.00	82,212							

REVIEW DATE 11/02/2021 BY JB Total Acres: 42.16 Total Land Value: 15,674 Market: 82,212 Agricultural: 15,674 Common: 0 PRINTED 06/11/2026 BY SYS