BEG SW COR, N 1166.19 FT, W 65.4
FT TO W R/W BROWN RD, SE ALONG R
1228.46 FT, S 1537.10 FT, W 1273

**PEURRUNG JOSEPH**
725 NW COUNTRY LAKE DR
LAKE CITY, FL 32055

**2026**

**21-3S-16-02216-030**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 9900 | NON AG ACREAGE | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 21316.00 | 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 | 04/20/2023 SPF |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 322,800 |
| TOTAL MARKET VALUE | 322,800 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 322,800 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 322,800 |
| TOTAL JUST VALUE | 322,800 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 258,240 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1539/556 | 4/29/2025 | WD | Q | V | 01 | 500,000 |
| GRANTOR: SANFILIPPO MICHAEL J | | | | | | |
| GRANTEE: PEURRUNG JOSEPH | | | | | | |
| 1539/553 | 4/09/2025 | WD | U | V | 11 | 100 |
| GRANTOR: MARTINO LOUIS | | | | | | |
| GRANTEE: SANFILIPPO MICHAEL | | | | | | |

### 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 | 9900 | C | AC NON-AG | 0 | | | | | 32.28 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 322,800 | | | | | | | |

REVIEW DATE 09/04/2025 BY TP Total Acres: 32.28 Total Land Value: 322,800 Market: 0 Agricultural: 0 Common: 322,800 PRINTED 06/08/2026 BY SYS