

(AKA ALL OF LOTS AA,CC,DD & EE  
& ONLY PART OF THE FOLLOWING  
LOTS: FF,GG,HH,X,Y & Z, ALL IN

OSCEOLA LAND & TIMBER CORP  
P O BOX 238  
LAKE BUTLER, FL 32054

2026

21-3S-17-05533-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				<b>VALUATION BY</b> Tax Group: 1 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 480,580 <b>TOTAL MARKET VALUE</b> 55,190 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 55,190 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 55,190 <b>TOTAL JUST VALUE</b> 480,580 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 480,580											
DOR CODE 5600										TIMBERLAND 70-79																					
MAP NUM										MKT AREA 04																					
NEIGHBORHOOD/LOC										21317.00 1.00/																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										BLD DATE										LGL DATE 06/23/2021 MLU											
EXTRA FEATURES										XF DATE																					
INC DATE																															
L N	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															
																	<b>BUILDING NOTES</b>														
																	<b>BUILDING DIMENSIONS</b>														
																	<b>SALES DATA</b>														
																	OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1167/0710 2/12/2009 QC U I 11 100 GRANTOR: AVERY ROBERTS & JOHN GRANTEE: OSCEOLA LAND & TIMB 0894/1288 12/28/1999 WD Q V 1,020,700 GRANTOR: HADDON CORP GRANTEE: ROBERTS & SHADD														
LAND DESCRIPTION																	TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			0.00	0.00	189.29	AC		1.00	1.00	1.00	281.00	281.00	53,190														
2	9630	C	SWAMP	0			0.00	0.00	50.00	AC		1.00	1.00	1.00	40.00	40.00	2,000														
3	9910	M	MKT. VAL. AG	0			0.00	0.00	239.29	AC		1.00	1.00	1.00	2,000.00	2,000.00	478,580														
REVIEW DATE 06/23/2021 BY MLU																	Total Acres: 239.29 Total Land Value: 55,190 Market: 478,580 Agricultural: 53,190 Common: 2,000														
																	PRINTED 06/22/2026 BY SYS														