E1/2 OF SE1/4 OF SE1/4 & W1/2 OF OF SE1/4 EX THE N 5 AC THEREOF.

MORGAN NATHAN
856 SE RACETRACK LN
LAKE CITY, FL 32025

2027

21-4S-17-08632-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21417.00	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	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	170,800
TOTAL MARKET VALUE	6,232
SOH/AGL Deduction	0
ASSESSED VALUE	6,232
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,232
TOTAL JUST VALUE	170,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/2700	2/09/2026	WD	U	V	11	100
GRANTOR: MORGAN JANET						
GRANTEE: MORGAN NATHAN						
1402/1550	1/02/2020	WD	Q	V	05	112,000
GRANTOR: FRANCISCO & MERCEDES						
GRANTEE: NATHAN & JANET MORG						

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	20.00	AC		1.00	1.00	1.00	250.00	250.00	5,000							
2	6200	A	PASTURE 3	0					4.40	AC		1.00	1.00	1.00	280.00	280.00	1,232							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	24.40	AC		1.00	1.00	1.00	7,000.00	7,000.00	170,800							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 24.40 Total Land Value: 6,232 Market: 170,800 Agricultural: 6,232 Common: 0 PRINTED 11/17/2026 BY SYS