ALL OF THE E 2079 FT OF E1/2 LYI RD, EX THE N 30 AC OF NE1/4 OF N R/W & RETENTION IN PRCLS 62 THRU

MCCORMICK TREE FARMS LLC
3109 SE 24TH TER
OCALA, FL 34471

2026

22-6S-16-03908-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22616.00	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	03/09/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	553,842
TOTAL MARKET VALUE	84,986
SOH/AGL Deduction	0
ASSESSED VALUE	84,986
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,986
TOTAL JUST VALUE	553,842
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	553,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1275/1934	5/16/2014	WD	U	V	11	100

GRANTOR: ETHAL G MCCORMICK AS

GRANTEE: MCCORMICK TREE FARM

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	190.98	AC		1.00	1.00	1.00	445.00	445.00	84,986							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	190.98	AC		1.00	1.00	1.00	2,900.00	2,900.00	553,842							

REVIEW DATE 05/12/2026 BY AJ — Total Acres: 190.98 — Total Land Value: 84,986 — Market: 553,842 — Agricultural: 84,986 — Common: 0 — PRINTED 06/22/2026 BY SYS