FOLLOWING DESC PROPERTY LYING IN
BEG NW COR OF SEC 22, E 674.22 F
E 948.42 FT, S 8 DEG E 680.82 FT

MAHAFFEY DEBRA C/FAIR JOHN W
15791 SW STATE ROAD 47
FORT WHITE, FL 32038

2026

22-6S-16-03912-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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	05/07/2026 MLU
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	0
TOTAL LAND VALUE - MARKET	539,300
TOTAL MARKET VALUE	30,245
SOH/AGL Deduction	0
ASSESSED VALUE	30,245
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,245
TOTAL JUST VALUE	539,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	44.00	AC		1.00	1.00	1.00	281.00	281.00	12,364							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	63.86	AC		1.00	1.00	1.00	280.00	280.00	17,881							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	107.86	AC		1.00	1.00	1.00	5,000.00	5,000.00	539,300							

REVIEW DATE 05/12/2026 BY AJ Total Acres: 107.86 Total Land Value: 30,245 Market: 539,300 Agricultural: 30,245 Common: 0 PRINTED 06/22/2026 BY SYS