NE1/4 OF NW1/4 & N1/2 OF NE1/4 &
& SW1/4 0F NE1/4.

THOMAS HERBERT & LAWANDA TRUST DATED SEPTEMBER 18,
P O BOX 1507
LAKE CITY, FL 32056

2027

23-2S-16-01727-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	23216.00	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	04/14/2025 MLU
INC DATE		AG DATE	07/27/2022 SPF

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	560,000
TOTAL MARKET VALUE	75,230
SOH/AGL Deduction	0
ASSESSED VALUE	75,230
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,230
TOTAL JUST VALUE	560,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	560,000

SALE:2:3: 01611-001, 01727-000 & 01743-001

SALE:2:2: INCLUDES PRCLS: 01606-000, 01609-001,

SALE:2:1: MULTI-PRCL SALE FOR 819.60 AC TOTAL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19271	PUMP/UTPOL	30	02/27/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1288/1839	1/29/2015	WD	Q	V	01	523,400
GRANTOR: CHARLIE HORSE PALNTAT						
GRANTEE: HERBERT & LAWANDA T						
0952/0425	4/24/2002	WD	P	V	99	1,905,600
GRANTOR: DEEP CREEK PLANTATION						
GRANTEE: CHARLIE HORSE PLANT						

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			0.00	0.00	166.00	AC		1.00	1.00	1.00	445.00	445.00	73,870							
2	5910	A	SWAMP/CYPRES	0			0.00	0.00	34.00	AC		1.00	1.00	1.00	40.00	40.00	1,360							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	200.00	AC		1.00	1.00	1.00	2,800.00	2,800.00	560,000							

REVIEW DATE 04/14/2025 BY MLU Total Acres: 200.00 Total Land Value: 75,230 Market: 560,000 Agricultural: 75,230 Common: 0 PRINTED 11/17/2026 BY SYS