BEG SE COR OF SW1/4 OF SW1/4, RU
OF SEC 23 319.81 FT, RUN N 1329.
OF SW1/4 OF SW1/4, THENCE RUN E

DAUGHTRY EMMA MAST LIVING TRUST DATED JUNE 10, 202
180 SW LAZY DAY CT
LAKE CITY, FL 32024

2026

23-3S-15-00186-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	23315.00 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	05/04/2026 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	96,645
TOTAL MARKET VALUE	6,746
SOH/AGL Deduction	0
ASSESSED VALUE	6,746
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,746
TOTAL JUST VALUE	96,645
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/2015	6/10/2025	WD	U	V	11	100
GRANTOR: DAUGHTRY EMMA D						
GRANTEE: DAUGHTRY EMMA MAST						
1028/1487	10/18/2004	WD	Q	V		45,000
GRANTOR: EVELYN L JESSUP						
GRANTEE: HAROLD J & EMMA D D						

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	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	15.16	AC		1.00	1.00	0.85	7,500.00	6,375.00	96,645							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	15.16	AC		1.00	1.00	1.00	445.00	445.00	6,746							

REVIEW DATE 05/04/2026 BY MLU Total Acres: 15.16 Total Land Value: 6,746 Market: 96,645 Agricultural: 6,746 Common: 0 PRINTED 05/12/2026 BY SYS