NW1/4 AS LIES N & E OF OLD WHITE
34.44 AC FOR TURKEY CREEK S/D DE
PAGES 141-147 & EX .25 AC DESC I

JORDAN & FAISAL ACQUISITION CORP
934 NE LAKE DESOTO CIR
LAKE CITY, FL 32055

2027

23-3S-16-02269-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	23316.00	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	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,200
TOTAL LAND VALUE - MARKET	696,840
TOTAL MARKET VALUE	29,041
SOH/AGL Deduction	0
ASSESSED VALUE	29,041
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,041
TOTAL JUST VALUE	700,040
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	700,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/2145	5/02/2025	WD	U	I	11	100
GRANTOR: JORDAN & FAISAL DEVEL						
GRANTEE: JORDAN & FAISAL ACQ						
1493/2320	6/28/2023	QC	U	V	11	100
GRANTOR: JORDAN & FAISAL ACQUI						
GRANTEE: TURKEY CREEK COLUMB						

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
1	0260	PAVEMENT-A	0	0	0	0	2.00	UT	1,600.00	1,600.00	100	2014	2014	3	100	3,200	

LAND DESCRIPTION

TOTAL OB/XF 3,200

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		PRD	0.00	0.00	58.07	AC		1.00	1.00	1.00	445.00	445.00	25,841							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	58.07	AC		1.00	1.00	1.00	12,000.00	12,000.00	696,840							

REVIEW DATE 05/15/2023 BY JB Total Acres: 58.07 Total Land Value: 25,841 Market: 696,840 Agricultural: 25,841 Common: 0 PRINTED 11/17/2026 BY SYS