

COMM SE COR OF SEC, RUN N 500.87
 R/W CR-250, NW ALONG R/W 116.32
 N 2080.95 FT, E 89.50 FT, N 664.

SAPP HENRY
 P O BOX 3666
 LAKE CITY, FL 32056

2026

23-3S-16-02271-003



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																						
																	VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 21,680 TOTAL LAND VALUE - MARKET 532,820 TOTAL MARKET VALUE 153,660 SOH/AGL Deduction 82,758 ASSESSED VALUE 70,902 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 70,902 TOTAL JUST VALUE 554,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 554,500																							
																	PERMIT NUM DESCRIPTION AMT ISSUED																							
																	SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1454/1697</td> <td>12/10/2021</td> <td>WD</td> <td>Q</td> <td>I</td> <td>05</td> <td>1,235,000</td> </tr> </tbody> </table> GRANTOR: REICHERT TIMBER COMPA GRANTEE: SAPP HENRY 0828/1683 9/24/1996 WD Q V 231,700 GRANTOR: CLEMENTS GRANTEE: REICHERT LAND COMPA										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1454/1697	12/10/2021	WD	Q	I	05	1,235,000
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																		
1454/1697	12/10/2021	WD	Q	I	05	1,235,000																																		
																	BUILDING NOTES																							
																	BUILDING DIMENSIONS																							
TOTALS																	BLD DATE LGL DATE XF DATE LAND DATE 04/10/2025 MLU INC DATE AG DATE 06/02/2022 SPF																							
EXTRA FEATURES						2967 NW LAKE JEFFERY RD, LAKE CITY																																		
L N	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	0030	BARN, MT	0	0	50	100			0.00	100	2017	2017	3	100	20,000																									
2	0166	CONC, PAVMT	0	0	0	0			0.00	100	2017	2017	3	100	1,680																									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	9900	C	AC NON-AG	0					13.26	AC		1.00	1.00	1.00	7,000.00	7,000.00	92,820							
2	5500	A	TIMBER 2	0		00	0.00	0.00	88.00	AC		1.00	1.00	1.00	445.00	445.00	39,160							
3	9910	M	MKT. VAL. AG	0					88.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	440,000							