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

2027

23-3S-16-02271-003

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

2967 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	06/02/2022 SPF

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
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	79,584
ASSESSED VALUE	74,076
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,076
TOTAL JUST VALUE	554,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	554,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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
GRANTOR: REICHERT TIMBER COMPA						
GRANTEE: SAPP HENRY						
0828/1683	9/24/1996	WD	Q	V		231,700
GRANTOR: CLEMENTS						
GRANTEE: REICHERT LAND COMPA						

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	0030	BARN,MT	0	0	50	100	1.00	UT	0.00	0.00	100	2017	2017	3	100	20,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,680	

LAND DESCRIPTION

TOTAL OB/XF 21,680

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	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							

REVIEW DATE 07/16/2018 BY BC Total Acres: 101.26 Total Land Value: 131,980 Market: 440,000 Agricultural: 39,160 Common: 92,820 PRINTED 11/17/2026 BY SYS