

E1/2 EX RD & EX THAT PORTION
 LYING S OF CO RD (SW SALEM RD)
 & E1/2 OF W1/2 EX PORTION

JY WILSON SANDILL GSS, LLC
 P O BOX 358833
 GAINESVILLE, FL 32635-8833

2026

23-4S-15-00371-000


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					STANDARD																			
																			Tax Group: 3					Tax Dist:																			
																			BUILDING MARKET VALUE					0																			
																			TOTAL MARKET OB/XF VALUE					0																			
																			TOTAL LAND VALUE - MARKET					1,067,175																			
																			TOTAL MARKET VALUE					965,895																			
																			SOH/AGL Deduction					272,616																			
																			ASSESSED VALUE					693,279																			
																			TOTAL EXEMPTION VALUE					689,919																			
																			BASE TAXABLE VALUE					3,360																			
																			TOTAL JUST VALUE					1,067,175																			
																			NCON VALUE					0																			
																			INCOME VALUE																								
																			PREVIOUS YEAR MKT VALUE					1,067,175																			
DOR CODE																						6200		PASTURE CLS33																			
MAP NUM																											MKT AREA					02											
NEIGHBORHOOD/LOC																						23415.00					1.00/																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
TOTALS																																											
EXTRA FEATURES																						BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/07/2026		MLU							
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																											
BUILDING NOTES																																											
BUILDING DIMENSIONS																																											
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	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					213.15	AC		1.00	1.00	1.00	4,500.00	4,500.00	959,175																										
2	6200	A	PASTURE 3	0					24.00	AC		1.00	1.00	1.00	280.00	280.00	6,720																										
3	9910	M	MKT.VAL.AG	0					24.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	108,000																										
REVIEW DATE 05/07/2026 BY MLU Total Acres: 237.15 Total Land Value: 965,895 Market: 108,000 Agricultural: 6,720 Common: 959,175 PRINTED 06/23/2026 BY SYS																																											