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

**2027**

**23-4S-15-00371-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| 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 | | | | | |

## 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 | 05/07/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

### 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 | | 203,960 |
| ASSESSED VALUE | | 761,935 |
| TOTAL EXEMPTION VALUE | CP CE | 758,575 |
| BASE TAXABLE VALUE | | 3,360 |
| TOTAL JUST VALUE | | 1,067,175 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,067,175 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 16766 | M H | 125 | 04/12/2000 |
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1427/808 | 12/30/2020 | WD | U | V | 30 | 548,300 |
| GRANTOR: TYE PATTIE DALE WILSO | | | | | | |
| GRANTEE: JY WILSON SANDHILL | | | | | | |
| 1427/802 | 12/30/2020 | WD | U | V | 30 | 71,500 |
| GRANTOR: WILSON JAMES Y JR | | | | | | |
| GRANTEE: JY WILSON SANDHILL | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |
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## 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 | 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 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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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 11/17/2026 BY SYS