

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 CP CE 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 | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | PERMIT NUM DESCRIPTION AMT ISSUED 16766 M H 125 04/12/2000 | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | 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 | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | BLD DATE | LGL 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 | | | | | | | | | | | | | | | |
| 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 | DPHT 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 | | | | | | | | | | | | | | |