BEG NW COR OF NE1/4 OF SW1/4, E
EDGE OF COUNTRY LINE RD, S 8 DEG
CURVE, SE ALONG CURVE 74.64 FT,

ALLEN RONALD H LIVING TRUST
PO BOX 1390
LAKE CITY, FL 32056

2026

23-4S-18-10399-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00	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	12/08/2022 MLU
XF DATE		LAND DATE	
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	2,625
TOTAL MARKET VALUE	211
SOH/AGL Deduction	0
ASSESSED VALUE	211
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	211
TOTAL JUST VALUE	2,625
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051318	Right-of-Way Acce		10/30/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/1800	8/25/2023	WD	Q	V	01	3,000

GRANTOR: WALDRON JAMES O TESTA

GRANTEE: ALLEN RONALD H LIVI

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

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	0.75	AC		1.00	1.00	1.00	281.00	281.00	211							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	0.75	AC		1.00	1.00	1.00	3,500.00	3,500.00	2,625							

REVIEW DATE 09/28/2023 BY ME Total Acres: 0.75 Total Land Value: 211 Market: 2,625 Agricultural: 211 Common: 0 PRINTED 06/23/2026 BY SYS