E1/2 OF N 430 FT OF SE1/4.

362-270, 753-2164, 787-627, LE 8

KEAST SANDRA D
305 SW DON COOK WAY
FORT WHITE, FL 32038

2026

23-7S-16-04308-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	23716.00	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	07/01/2024 SF

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	117,450
TOTAL MARKET VALUE	3,654
SOH/AGL Deduction	0
ASSESSED VALUE	3,654
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,654
TOTAL JUST VALUE	117,450
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/2	8/21/2025	LE	U	I	14	100
GRANTOR: ARTICA JUAN A						
GRANTEE: ARTICA JUAN A (ENH						
1523/198	8/30/2024	WD	Q	I	05	140,000
GRANTOR: BANKS MICHELLE C						
GRANTEE: ARTICA JUAN						

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	13.05	AC		1.00	1.00	1.00	280.00	280.00	3,654							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	13.05	AC		1.00	1.00	1.00	9,000.00	9,000.00	117,450							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 13.05 Total Land Value: 3,654 Market: 117,450 Agricultural: 3,654 Common: 0 PRINTED 06/30/2026 BY SYS