

LOT 1 COBBLESTONE UNIT 1.
 WD 1092-1796, WD 1222-76, DEED
 IN LIEU OF FORCL 1229-2499,

EAGLE GROUP HOLDINGS LLC
 1371 SE INGLEWOOD AVE
 LAKE CITY, FL 32025

2026

24-3S-16-02275-101



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 Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 34,000 TOTAL MARKET VALUE 34,000 SOH/AGL Deduction 399 ASSESSED VALUE 33,601 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 33,601 TOTAL JUST VALUE 34,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 34,000										
DOR CODE 0000 VACANT																	PERMIT NUM DESCRIPTION AMT ISSUED										
MAP NUM MKT AREA 03																											
NEIGHBORHOOD/LOC 24316.00 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1230/1766 2/29/2012 WD U V 11 0 GRANTOR: GABLES OF COLUMBIA CO GRANTEE: EAGLE GROUP HOLDING 1229/2499 2/16/2012 FS U V 38 32,500 GRANTOR: GABLES OF COLUMBIA CO GRANTEE: EAGLE GROUP HOLDING										
TOTALS																	BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/11/2023 MLU										
EXTRA FEATURES																	BUILDING NOTES										
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 DIMENSIONS											
																	LAND DESCRIPTION										
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	0000	C	VAC RES	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.85	40,000.00	34,000.00	34,000										
																	LAND DESCRIPTION										
																	TOTAL OB/XF 0										
REVIEW DATE 05/18/2023 BY JB Total Acres: 1.23 Total Land Value: 34,000 Market: 0 Agricultural: 0 Common: 34,000 PRINTED 05/08/2026 BY SYS																											