N1/2, EX THAT PORTION WITHIN SUN
S/D & EX BEG AT NE COR OF SEC, R
FT, S 1318.28 FT, E 656.53 FT, N

JY WILSON SANDILL GSS, LLC
P O BOX 358833
GAINESVILLE, FL 32635-8833

2027

24-4S-15-00382-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24415.00	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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		1,240,695
TOTAL MARKET VALUE		1,004,375
SOH/AGL Deduction		132,389
ASSESSED VALUE		871,986
TOTAL EXEMPTION VALUE	CP CE	864,146
BASE TAXABLE VALUE		7,840
TOTAL JUST VALUE		1,240,695
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,240,695

CONSERVATION ESMT IN ORB 1427-177 IS FOR ALL THIS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

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					219.71	AC		1.00	1.00	1.00	4,500.00	4,500.00	988,695							
2	6200	A	PASTURE 3	0					56.00	AC		1.00	1.00	1.00	280.00	280.00	15,680							
3	9910	M	MKT.VAL.AG	0					56.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	252,000							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 275.71 Total Land Value: 1,004,375 Market: 252,000 Agricultural: 15,680 Common: 988,695 PRINTED 11/17/2026 BY SYS