



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 26,250 TOTAL MARKET VALUE 26,250 SOH/AGL Deduction 2,093 ASSESSED VALUE 24,157 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 24,157 TOTAL JUST VALUE 26,250 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 26,250										
DOR CODE 0000 VACANT																PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM																											
NEIGHBORHOOD/LOC 24416.010 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 / U V / I RSN CD SALE PRICE 1567/1508 5/05/2026 QC U I 11 100 GRANTOR: SANCHEZ ROBERT GRANTEE: CANNON CREEK PARK, 1439/368 6/02/2021 WD Q I 05 1,800,000 GRANTOR: LO EXCLUSIVO LLC GRANTEE: SANCHEZ ROBERT											
TOTALS																BLD DATE LGL DATE XF DATE LAND DATE 04/03/2025 MLU INC DATE AG DATE											
EXTRA FEATURES																BUILDING NOTES BUILDING DIMENSIONS											
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 0										
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-1	0.00	210.00	1.00	LT		1.00	1.00	0.75	35,000.00	26,250.00	26,250										
REVIEW DATE 04/03/2025 BY MLU Total Acres: 1.35 Total Land Value: 26,250 Market: 0 Agricultural: 0 Common: 26,250 PRINTED 05/08/2026 BY SYS																											