

LOT 2 FORD LAND HIGHLANDS UNR S/  
SW COR OF SEC, E 1328.99 FT TO S  
SW1/4, E 1325.09 FT TO SE COR OF

MURRAY BRADLEY/MURRAY BRITTANY  
4605 PALMETTO DR  
FORT PIERECE, FL 34982

**2026**

24-5S-15-00472-020  


| 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 |    |        |  |  |  |  |  |                   |         |           |          |           |         |            |          |           |            |   |   |    |         |
|                                  |                  |              |                      |              |                      |            |       |       |                |                                    |         |             |             |                |                 |                |            |                             |      | <b>VALUATION BY</b><br>Tax Group: 3 Tax Dist: STANDARD<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 0<br>TOTAL LAND VALUE - MARKET 90,090<br>TOTAL MARKET VALUE 2,803<br>SOH/AGL Deduction 0<br>ASSESSED VALUE 2,803<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 2,803<br>TOTAL JUST VALUE 90,090<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 90,000       |        |                   |    |        |  |  |  |  |  |                   |         |           |          |           |         |            |          |           |            |   |   |    |         |
| DOR CODE 6200 PASTURE CLS33      |                  |              |                      |              |                      |            |       |       |                |                                    |         |             |             |                |                 |                |            |                             |      | <b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b><br><br><br>  |        |                   |    |        |  |  |  |  |  |                   |         |           |          |           |         |            |          |           |            |   |   |    |         |
| MAP NUM    MKT AREA    02        |                  |              |                      |              |                      |            |       |       |                |                                    |         |             |             |                |                 |                |            |                             |      | <b>SALES DATA</b><br><table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1539/400</td> <td>4/28/2025</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>150,000</td> </tr> </tbody> </table> GRANTOR: JACOB PHILLIP<br>GRANTEE: MURRAY BRADLEY |        |                   |    |        |  |  |  |  |  | OFF RECORD Number | DATE    | TYPE INST | Q U      | V I       | RSN CD  | SALE PRICE | 1539/400 | 4/28/2025 | WD         | Q | V | 01 | 150,000 |
| OFF RECORD Number                | DATE             | TYPE INST    | Q U                  | V I          | RSN CD               | SALE PRICE |       |       |                |                                    |         |             |             |                |                 |                |            |                             |      |  |        |                   |    |        |  |  |  |  |  |                   |         |           |          |           |         |            |          |           |            |   |   |    |         |
| 1539/400                         | 4/28/2025        | WD           | Q                    | V            | 01                   | 150,000    |       |       |                |                                    |         |             |             |                |                 |                |            |                             |      |  |        |                   |    |        |  |  |  |  |  |                   |         |           |          |           |         |            |          |           |            |   |   |    |         |
| NEIGHBORHOOD/LOC 24515.010 1.00/ |                  |              |                      |              |                      |            |       |       |                |                                    |         |             |             |                |                 |                |            |                             |      | <b>BUILDING NOTES</b><br><br>  |        |                   |    |        |  |  |  |  |  |                   |         |           |          |           |         |            |          |           |            |   |   |    |         |
| AREA TYPE                        | TOTAL GROSS AREA | PCT OF BASE  | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |            |       |       |                |                                    |         |             |             |                |                 |                |            |                             |      | <b>BUILDING DIMENSIONS</b><br><br>   |        |                   |    |        |  |  |  |  |  |                   |         |           |          |           |         |            |          |           |            |   |   |    |         |
| TOTALS                           |                  |              |                      |              |                      |            |       |       |                | 2996 SW ICHETUCKNEE AVE, LAKE CITY |         |             |             |                |                 |                |            |                             |      | <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/09/2024</td> <td></td> <td></td> </tr> </tbody> </table>   |        |                   |    |        |  |  |  |  |  | BLD DATE          | XF DATE | INC DATE  | LGL DATE | LAND DATE | AG DATE |            |          |           | 05/09/2024 |   |   |    |         |
| BLD DATE                         | XF DATE          | INC DATE     | LGL DATE             | LAND DATE    | AG DATE              |            |       |       |                |                                    |         |             |             |                |                 |                |            |                             |      |  |        |                   |    |        |  |  |  |  |  |                   |         |           |          |           |         |            |          |           |            |   |   |    |         |
|                                  |                  |              | 05/09/2024           |              |                      |            |       |       |                |                                    |         |             |             |                |                 |                |            |                             |      |  |        |                   |    |        |  |  |  |  |  |                   |         |           |          |           |         |            |          |           |            |   |   |    |         |
| 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          |            |                             |      |  |        |                   |    |        |  |  |  |  |  |                   |         |           |          |           |         |            |          |           |            |   |   |    |         |
| 1                                | 6200             | A PASTURE 3  | 0                    |              |                      |            |       |       | 10.01          | AC                                 | 1.00    | 1.00        | 1.00        |                | 280.00          | 280.00         | 2,803      |                             |      |  |        |                   |    |        |  |  |  |  |  |                   |         |           |          |           |         |            |          |           |            |   |   |    |         |
| 2                                | 9910             | M MKT.VAL.AG | 0                    |              |                      |            |       |       | 10.01          | AC                                 | 1.00    | 1.00        | 1.00        |                | 9,000.00        | 9,000.00       | 90,090     |                             |      |  |        |                   |    |        |  |  |  |  |  |                   |         |           |          |           |         |            |          |           |            |   |   |    |         |
| 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                                | 6200             | A            | PASTURE 3            | 0            |                      |            |       |       | 10.01          | AC                                 |         | 1.00        | 1.00        | 1.00           | 280.00          | 280.00         | 2,803      |                             |      |  |        |                   |    |        |  |  |  |  |  |                   |         |           |          |           |         |            |          |           |            |   |   |    |         |
| 2                                | 9910             | M            | MKT.VAL.AG           | 0            |                      |            |       |       | 10.01          | AC                                 |         | 1.00        | 1.00        | 1.00           | 9,000.00        | 9,000.00       | 90,090     |                             |      |  |        |                   |    |        |  |  |  |  |  |                   |         |           |          |           |         |            |          |           |            |   |   |    |         |