

TRACT 2 GREAT SOUTH TIMBER S/D U  
OF SEC, RUN W 1305.14 FT TO E R/  
RUN N ALONG R/W 367.80 FT FOR PO

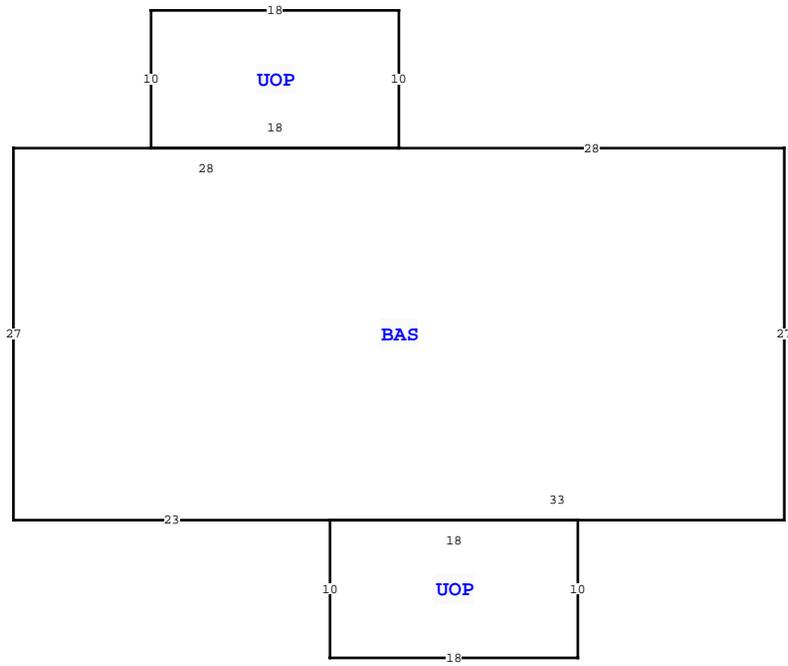
FERGUSON JOHNNY E/FERGUSON TINA J  
755 SW SHEPPARD WAY  
LAKE CITY, FL 32024

**2026**

24-5S-16-03707-002  
VALUATION SUMMARY

ELEMENT		CD	CONSTRUCTION
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24516.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
UOP	180	25	
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TOTALS	1,872		1,602 98,031

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
20201	02	1,602	115.9000	111.26	178,239	2003	2003	0	0	45.00	55.00
1 MANUF 1 100% - 2004 Heated Area: 1512 HX Base Yr 2004											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	98,031		
TOTAL MARKET OB/XF VALUE	13,960		
TOTAL LAND VALUE - MARKET	121,000		
TOTAL MARKET VALUE	127,441		
SOH/AGL Deduction	62,178		
ASSESSED VALUE	65,263		
TOTAL EXEMPTION VALUE	40,263		
BASE TAXABLE VALUE	25,000		
TOTAL JUST VALUE	232,991		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	212,799		
PRMT:2:1: SCHELL			
SALE:2:1: 10.01 ACRES			
SALE:1:1: 10 AC - REPO			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050192	Roof Replacement	8,000	06/24/2024
20621	M H	125	04/21/2003
19737	TR/TRAILER	75	07/12/2002
12993	M H	125	08/28/1997
11404	PUMP/UTPOL	30	07/11/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0957/2514	7/12/2002	WD	Q	V		28,500
GRANTOR: CHRISTOPHER & KATHRYN						
GRANTEE: JOHNNY E & TINA FER						
0957/2512	7/12/2002	WD	Q	V	03	22,000
GRANTOR: SUBRANDY LTD PARTNERS						
GRANTEE: CHRISTOHER & KATHRY						

EXTRA FEATURES																
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	0296	SHED METAL	0	100	12	16	192.00	UT	5.00	100	2003	2003	3	100	960	
2	0031	BARN, MT AE	0	100	15	26	1.00	UT	0.00	100	2019	2019	3	100	4,500	
3	0251	LEAN TO W/	0	100	12	26	1.00	UT	0.00	100	2019	2019	3	100	1,000	
4	0252	LEAN-TO W/	0	100	12	26	1.00	UT	0.00	100	2019	2019	3	100	500	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	

TOTAL OB/XF											
13,960											

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	445.00	445.00	4,450							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 03/05/2026 BY ks																													
Total Acres: 11.00						Total Land Value: 15,450						Market: 110,000						Agricultural: 4,450						Common: 11,000					

BUILDING NOTES																							
BUILDING DIMENSIONS																							
BAS= W28 UOP= N10 W18 S10 E18\$ W28 S27 E23 UOP= S10 E18 N10 W18\$ E33 N27\$.																							