BEG AT SE COR OF SEC 26-3S-16 E
N 6 DG E 18.41 FT, N 81 DG E 51.
LINE SEC 25, CONT N 81 DG E 84.1

COLUMBIA COUNTY, FLORIDA
P O BOX 1529
LAKE CITY, FL 32056-1529

2026

25-3S-16-02277-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY IMP	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	25316.00 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	04/09/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		91,800
TOTAL MARKET VALUE		91,800
SOH/AGL Deduction		32,663
ASSESSED VALUE		59,137
TOTAL EXEMPTION VALUE	03	59,137
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		91,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		91,800

SALE:2:1: 269.86 AC - 3 PARCELS

SALE:1:1: INCLUDED 02308-005, 02308-006, 02520-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

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	8600	C	COUNTY	0		A-1	0.00	0.00	10.20	AC		1.00	1.00	1.00	9,000.00	9,000.00	91,800							

REVIEW DATE 04/09/2025 BY MLU Total Acres: 10.20 Total Land Value: 91,800 Market: 0 Agricultural: 0 Common: 91,800 PRINTED 05/08/2026 BY SYS