

ALL OF THE FOLLOWING LYING IN SE
COR OF SEC 26, W 54.57 FT FOR PO
18.77 FT, N 81 DEG E 51.64 FT TO

BURNS JOHN W III
PO BOX 3658
LAKE CITY, FL 32056

2026

25-3S-16-02277-006


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 189,270 TOTAL MARKET VALUE 189,270 SOH/AGL Deduction 0 ASSESSED VALUE 189,270 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 189,270 TOTAL JUST VALUE 189,270 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 189,270																																																										
																				SALES DATA <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>1541/1532</td> <td>5/28/2025</td> <td>WD</td> <td>U</td> <td>V</td> <td>11</td> <td>0</td> </tr> <tr> <td colspan="7">GRANTOR: GILES WILLIAM D III</td> </tr> <tr> <td colspan="7">GRANTEE: BURNS JOHN W III</td> </tr> <tr> <td>1541/1422</td> <td>5/28/2025</td> <td>WD</td> <td>U</td> <td>V</td> <td>11</td> <td>0</td> </tr> <tr> <td colspan="7">GRANTOR: GILES WILLIAM D III</td> </tr> <tr> <td colspan="7">GRANTEE: BURNS JOHN W III</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1541/1532	5/28/2025	WD	U	V	11	0	GRANTOR: GILES WILLIAM D III							GRANTEE: BURNS JOHN W III							1541/1422	5/28/2025	WD	U	V	11	0	GRANTOR: GILES WILLIAM D III							GRANTEE: BURNS JOHN W III						
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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										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE																																																																				
LAND DESCRIPTION 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										TOTAL OB/XF 0																																																																				
1 9900 C AC NON-AG 0 21.03 AC 1.00 1.00 1.00 9,000.00 9,000.00 189,270																																																																														
REVIEW DATE 05/19/2023 BY JB Total Acres: 21.03 Total Land Value: 189,270 Market: 0 Agricultural: 0 Common: 189,270 PRINTED 05/08/2026 BY SYS																																																																														