

COMM NE COR OF NW1/4 OF NW1/4, R  
S 330 FT, W 196.4 FT, S APPROX 3  
R/W US-90, E ALONG R/W PROX 703

JESSUP RAUHA/JESSUP BROOK I  
2907 MORNINGSIDE DRIVE  
TALLAHASSEE, FL 32301

2026

26-3S-15-00229-008



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> Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 95,570 TOTAL MARKET VALUE 4,477 SOH/AGL Deduction 0 ASSESSED VALUE 4,477 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 4,477 TOTAL JUST VALUE 95,570 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 90,540											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				<b>SALES DATA</b> OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1489/1679 4/01/2023 QC U V 11 100 GRANTOR: JESSUP RAUHA I GRANTEE: JESSUP RAUHA I											
																				BLD DATE LGL DATE XF DATE LAND DATE 05/04/2026 MLU INC DATE AG DATE											
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															
																	<b>BUILDING NOTES</b>														
																	<b>BUILDING DIMENSIONS</b>														
LAND DESCRIPTION																	TOTAL OB/XF														
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	5500	A	TIMBER 2	0		A-1	0.00	0.00	10.06	AC		1.00	1.00	1.00	445.00	445.00	4,477														
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.06	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,570														