COMM NE COR OF NW1/4 OF NW1/4 &
TO POB, CONT W 332.16 FT, S 436.
FT, S 227.84 FT, CONT S 231.50 F

FLORIDA HOLDINGS TRUST
PO BOX 88
LAKE CITY, FL 32056

2027

26-5S-17-09392-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26517.00	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	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	52,000
TOTAL MARKET VALUE	59,000
SOH/AGL Deduction	2,130
ASSESSED VALUE	56,870
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,870
TOTAL JUST VALUE	59,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,000

SALE:4:1: 10.01 AC (SALE LOW FOR THIS AREA)

LAND:1:1: BACK PART LOW & WET

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24106	M H	0	02/03/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/1734	6/26/2023	TD	U	I	18	13,000
GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA HOLDINGS TR						
1200/0584	8/09/2010	TD	U	V	18	6,800
GRANTOR: CLERK OF COURT (BELIN						
GRANTEE: HORN IV LLC						

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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	0.80	13,000.00	10,400.00	52,000							

REVIEW DATE 08/25/2017 BY BC Total Acres: 5.00 Total Land Value: 52,000 Market: 0 Agricultural: 0 Common: 52,000 PRINTED 11/17/2026 BY SYS