

BEG NE COR OF SW1/4, RUN E  
615.15 FT TO W R/W OF I-75, SE  
ALONG R/W 34.98 FT, SW 67 FT,

HAL INVESTMENTS LLC  
232 NORTH FOREST DUNE DR  
ST AUGUSTINE, FL 32080

2026

27-3S-16-02327-002



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: 2 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 2,800 <b>TOTAL LAND VALUE - MARKET</b> 350,900 <b>TOTAL MARKET VALUE</b> 41,935 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 41,935 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 41,935 <b>TOTAL JUST VALUE</b> 353,700 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 353,700 SALE:1:1: 27.25 AC PRCL																																					
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    																																					
																				<b>SALES DATA</b> <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>1285/0612</td> <td>10/11/2014</td> <td>WD</td> <td>U</td> <td>V</td> <td>30</td> <td>100</td> </tr> </tbody> </table> GRANTOR: ANNESSA DENUNE GRANTEE: HAL INVESTMENTS LLC <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>1285/0608</td> <td>9/29/2014</td> <td>PR</td> <td>U</td> <td>V</td> <td>11</td> <td>0</td> </tr> </tbody> </table> GRANTOR: AUDREY BULLARD DENUNE GRANTEE: ANNESSA DENUNE										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1285/0612	10/11/2014	WD	U	V	30	100	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1285/0608	9/29/2014	PR	U	V	11	0
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<b>EXTRA FEATURES</b> 601 NW DIVIDER TER, LAKE CITY										BLD DATE XF DATE INC DATE					LGL DATE LAND 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																																								
1	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300																																									
2	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,500																																									
<b>LAND DESCRIPTION</b>										<b>TOTAL OB/XF</b> 2,800																																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																	
1	1000	C	VACANT COMME	0		I	0.00	0.00	4.25	AC		1.00	1.00	1.00	6,800.00	6,800.00	28,900																																								
2	5500	A	TIMBER 2	0		I	0.00	0.00	23.00	AC		1.00	1.00	1.00	445.00	445.00	10,235																																								
3	9910	M	MKT. VAL. AG	0		I	0.00	0.00	23.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	322,000																																								
<b>REVIEW DATE</b> 03/28/2023 <b>BY</b> ks      Total Acres: 27.25      Total Land Value: 39,135      Market: 322,000      Agricultural: 10,235      Common: 28,900 <b>PRINTED 06/22/2026 BY SYS</b>																																																									