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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	27316.00	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

601 NW DIVIDER TER, LAKE CITY

BLD DATE		LGL DATE	
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	2,800
TOTAL LAND VALUE - MARKET	350,900
TOTAL MARKET VALUE	41,935
SOH/AGL Deduction	0
ASSESSED VALUE	41,935
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,935
TOTAL JUST VALUE	353,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	353,700

SALE:1:1: 27.25 AC PRCL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1285/0612	10/11/2014	WD	U	V	30	100
GRANTOR: ANNESA DENUNE						
GRANTEE: HAL INVESTMENTS LLC						
1285/0608	9/29/2014	PR	U	V	11	0
GRANTOR: AUDREY BULLARD DENUNE						
GRANTEE: ANNESA DENUNE						

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	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	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	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							

REVIEW DATE 03/28/2023 BY KS Total Acres: 27.25 Total Land Value: 39,135 Market: 322,000 Agricultural: 10,235 Common: 28,900 PRINTED 05/08/2026 BY SYS