

COMM AT SW COR OF E 1/2 OF NE 1/
THENCE RUN N 32.11 FT TO N R/W O
RD, E 208.73 FT TO POB, THENCE N

OPILA FREDERICK/VIDAL MICHAEL
217 SW MORRELLS CT, STE 103
LAKE CITY, FL 32024

2026

27-3S-16-02327-005


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 2,000 TOTAL LAND VALUE - MARKET 44,000 TOTAL MARKET VALUE 46,000 SOH/AGL Deduction 0 ASSESSED VALUE 46,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 46,000 TOTAL JUST VALUE 46,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 46,000																																																										
																				PERMIT NUM DESCRIPTION AMT ISSUED 																																																										
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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																																																														
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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	0700	C	MISC RES	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	44,000.00	44,000.00	44,000																																																													
REVIEW DATE 10/26/2023 BY TP Total Acres: 1.00 Total Land Value: 44,000 Market: 0 Agricultural: 0 Common: 44,000 PRINTED 06/22/2026 BY SYS																																																																														