BEG NE COR OF SW1/4 OF SW1/4,
RUN SW 1350.5 FT, SE 266.16
FT, SW 490.84 FT TO E R/W

THRASHER ANN B
6371 S US HIGHWAY 441
LAKE CITY, FL 32025

2026

27-4S-17-08790-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	27417.00	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	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	265,440
TOTAL MARKET VALUE	12,387
SOH/AGL Deduction	0
ASSESSED VALUE	12,387
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,387
TOTAL JUST VALUE	265,440
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1398/1852	11/12/2019	LE	U	V	14	100
GRANTOR: ANN B THRASHER (ENH L						
GRANTEE: JORDAN N THRASHER &						
1353/0322	2/06/2018	WD	U	V	30	100
GRANTOR: ANN B THRASHER & CANO						
GRANTEE: ANN B THRASHER & CA						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	6200	A	PASTURE 3	0		00	0.00	0.00	44.24	AC		1.00	1.00	1.00	280.00	280.00	12,387							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	44.24	AC		1.00	1.00	1.00	6,000.00	6,000.00	265,440							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 44.24 Total Land Value: 12,387 Market: 265,440 Agricultural: 12,387 Common: 0 PRINTED 05/08/2026 BY SYS