

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


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		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																							
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																	BLD DATE													LGL DATE		05/07/2026 MLU										
EXTRA FEATURES																	XF DATE													LAND DATE												
																	INC 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																										
																	TOTAL OB/XF		0																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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																									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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	V V	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