COMM AT NW COR OF SEC, RUN E 30.
US-441, RUN S 17 DG E ALONG R/W
FOR POB, CONT S 17 DG E ALONG R/

TROWELL DANIELLE/TROWELL JACOB
225 NW SUGAR GLN
LAKE CITY, FL 32055

**2026**

**28-1S-17-04574-002**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5500 | TIMBERLAND 80-89 | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 28117.00 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 65,065 |
| TOTAL MARKET VALUE | 2,813 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 2,813 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 2,813 |
| TOTAL JUST VALUE | 65,065 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 65,065 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

| BLD DATE | | LGL DATE | |
|---|---|---|---|
| XF DATE | | LAND DATE | 04/11/2025 MLU |
| INC DATE | | AG DATE | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1491/207 | 5/22/2023 | QC | U | V | 11 | 100 |
| GRANTOR: THOMAS TRAVIS N | | | | | | |
| GRANTEE: TROWELL DANIELLE | | | | | | |
| 1485/2533 | 3/07/2023 | QC | U | V | 11 | 100 |
| GRANTOR: STARLING CANDACE | | | | | | |
| GRANTEE: TROWELL DANIELLE | | | | | | |

### 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 | 5600 | A | TIMBER 3 | 0 | | | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 281.00 | 281.00 | 1,405 | | | | | | | |
| 2 | 5600 | A | TIMBER 3 | 0 | | A-1 | 0.00 | 0.00 | 5.01 | AC | | 1.00 | 1.00 | 1.00 | 281.00 | 281.00 | 1,408 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 10.01 | AC | | 1.00 | 1.00 | 1.00 | 6,500.00 | 6,500.00 | 65,065 | | | | | | | |

REVIEW DATE 04/11/2025 BY MLU Total Acres: 10.01 Total Land Value: 2,813 Market: 65,065 Agricultural: 2,813 Common: 0 PRINTED 03/24/2026 BY SYS