

BEG SW COR OF NE1/4 OF SE1/4, N
 FT TO W R/W MADELIENE ST, S 165
 TO POB. (AKA PARCEL #22).

FOR THE SELLER LLC
 257 NW HORIZON ST
 LAKE CITY, FL 32055

2026

28-3S-16-02366-022

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 0 TOTAL LAND VALUE - MARKET 17,030 TOTAL MARKET VALUE 17,030 SOH/AGL Deduction 0 ASSESSED VALUE 17,030 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 17,030 TOTAL JUST VALUE 17,030 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 17,030																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1400/1153</td> <td>12/04/2019</td> <td>WD U</td> <td>V</td> <td>V</td> <td>37</td> <td>11,500</td> </tr> </tbody> </table> GRANTOR: RUTH GIBSON POWELL GRANTEE: FOR THE SELLER LLC										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1400/1153	12/04/2019	WD U	V	V	37	11,500
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EXTRA FEATURES																																											
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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	0000	C	VAC RES	0		RSF/MH	0.00	0.00	1.31	AC		1.00	1.00	1.00	13,000.00	13,000.00	17,030																										
REVIEW DATE 03/07/2023 BY ks Total Acres: 1.31 Total Land Value: 17,030 Market: 0 Agricultural: 0 Common: 17,030 PRINTED 06/29/2026 BY SYS																																											