

PARCEL C GENIECE ACRES UNR (DIVI
DESC AS: COMM SW COR OF SW1/4, N
85 DEG E 664.06 FT FOR POB, CONT

HALL KENNETH
446 SW DUSK GLN
LAKE CITY, FL 32024

2026

28-4S-16-03235-006



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: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 80,240 TOTAL MARKET VALUE 4,463 SOH/AGL Deduction 0 ASSESSED VALUE 4,463 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 4,463 TOTAL JUST VALUE 80,240 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 80,240											
																				PERMIT NUM DESCRIPTION AMT ISSUED 											
																				SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U I CD PRICE 1532/668 9/20/2024 WD U V 11 100 GRANTOR: SNIPES CHARLES S GRANTEE: HALL KENNETH 1527/1247 9/20/2024 WD U V 11 100 GRANTOR: SNIPES CHARLES S GRANTEE: HALL KENNETH											
DOR CODE 5500 TIMBERLAND 80-89										MAP NUM MKT AREA 01										NEIGHBORHOOD/LOC 28416.01 1.00/											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															BLD DATE	LGL DATE	04/21/2022		MLU							
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															
EXTRA FEATURES																	BUILDING NOTES														
LAND DESCRIPTION																	BUILDING DIMENSIONS														
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	5500	A	TIMBER 2	0					10.03	AC		1.00	1.00	1.00	445.00	445.00	4,463														
2	9910	M	MKT.VAL.AG	0					10.03	AC		1.00	1.00	1.00	8,000.00	8,000.00	80,240														