

EASEMENT DESC AS: COMM SW COR OF
 647.69 FT, N 1240.45 FT FOR POB,
 E 759.52 FT, S 90 FT, W 759.51 F

SNIPES CHARLES
 446 SW DUSK GLN
 LAKE CITY, FL 32024

2026

28-4S-16-03235-008



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 8,400 TOTAL MARKET VALUE 467 SOH/AGL Deduction 0 ASSESSED VALUE 467 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 467 TOTAL JUST VALUE 8,400 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 8,400											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U I / I CD PRICE											
																				BUILDING NOTES											
																				BUILDING DIMENSIONS											
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																										
TOTALS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 04/21/2022 MLU											
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															
																	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	DPHT 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					1.05	AC		1.00	1.00	1.00	445.00	445.00	467														
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	1.05	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,400														
REVIEW DATE 04/21/2022 BY MLU Total Acres: 1.05 Total Land Value: 467 Market: 8,400 Agricultural: 467 Common: 0 PRINTED 05/08/2026 BY SYS																															