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

2027

28-4S-16-03235-008

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

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 Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

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	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 11/16/2026 BY SYS