

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 Tax Group: 3 Tax Dist: STANDARD 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 / V / I / RSN CD SALE 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 04/21/2022 MLU AG DATE																
EXTRA FEATURES										TOTAL OB/XF										0																
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																				
LAND DESCRIPTION																	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																			