SE1/4 OF NE1/4 & 16 AC OFF N SID
SE1/4. EX THAT PART OF PARCEL DE
1073-2289. ALSO EX FOXWOOD S/D.

NORTH FLORIDA TIMBERLAND INC
P O BOX 1789
NEWBERRY, FL 32669

2026

28-6S-16-03960-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28616.00 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	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	247,620
TOTAL MARKET VALUE	18,365
SOH/AGL Deduction	0
ASSESSED VALUE	18,365
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,365
TOTAL JUST VALUE	247,620
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0935/0121	9/10/2001	WD	Q	V		723,600
GRANTOR: HORTON TIMBER						
GRANTEE: NORTH FLORIDA TIMBE						
0856/0955	4/06/1998	WD	Q	V	01	21,500
GRANTOR: ALICE HORTON						
GRANTEE: HORTON TOMBER						

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		A-1	0.00	0.00	41.27	AC		1.00	1.00	1.00	445.00	445.00	18,365							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	41.27	AC		1.00	1.00	1.00	6,000.00	6,000.00	247,620							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 41.27 Total Land Value: 18,365 Market: 247,620 Agricultural: 18,365 Common: 0 PRINTED 05/12/2026 BY SYS