SW1/4 OF NW1/4

802-1661, DC 919-146, WD 1560-19

**ALLISON CARL L/ALLISON JOAN M**
3707 SW SALEM RD
LAKE CITY, FL 32024

**2027**

**28-6S-17-09798-001**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 6200 | PASTURE CLS33 | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 28617.00 | 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 | |
| XF DATE | | LAND DATE | 05/07/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 12,000 |
| TOTAL LAND VALUE - MARKET | 240,000 |
| TOTAL MARKET VALUE | 23,200 |
| SOH/AGL Deduction | 3,157 |
| ASSESSED VALUE | 20,043 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 20,043 |
| TOTAL JUST VALUE | 252,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 252,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1560/1931 | 2/11/2026 | WD | U | I | 37 | 360,000 |
| GRANTOR: CASON ANNE O | | | | | | |
| GRANTEE: ALLISON CARL L | | | | | | |
| 0802/1661 | 3/06/1995 | WD | Q | V | 02 | 0 |
| GRANTOR: BLANTON C OWSLEY | | | | | | |
| GRANTEE: BLANTON C OWSLEY & | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 9946 | Well | 0 | 0 | 0 | 0 | 1.00 | UT | 4,000.00 | 4,000.00 | 100 | | | 3 | 100 | 4,000 | |
| 2 | 9946 | Well | 0 | 0 | 0 | 0 | 1.00 | UT | 4,000.00 | 4,000.00 | 100 | | | 3 | 100 | 4,000 | |
| 3 | 9946 | Well | 0 | 0 | 0 | 0 | 1.00 | UT | 4,000.00 | 4,000.00 | 100 | | | 3 | 100 | 4,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,000

| 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 | 6200 | A | PASTURE 3 | 0 | | 00 | 0.00 | 0.00 | 40.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 11,200 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | 00 | 0.00 | 0.00 | 40.00 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 240,000 | | | | | | | |

REVIEW DATE 05/19/2026 BY TP Total Acres: 40.00 Total Land Value: 11,200 Market: 240,000 Agricultural: 11,200 Common: 0 PRINTED 11/17/2026 BY SYS