NE1/4 OF NE1/4 EX 3 ACRES IN NW
& 3 AC IN SE COR OF NW1/4 OF NE1
AS: BEG SE COR OF NW1/4 OF NE1/4

CATO ROBERT HOLLAND JR TRUST/CATO SHERRY BAKER TRU
397 GREY WAY
HIGH SPRINGS, FL 32643

2027

28-6S-17-09800-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5200	CROPLAND CLS2	
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					

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

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

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	240,000
TOTAL MARKET VALUE	14,800
SOH/AGL Deduction	0
ASSESSED VALUE	14,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,800
TOTAL JUST VALUE	240,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,000

LAND:1:1: JOINS 27-6S-17-09793-000

SALE:1:1: HEIR PROPERTY

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/1173	12/20/2018	QC	U	V	11	100
GRANTOR: NOIDRIE J MOSES JR &						
GRANTEE: ROBERT HOLLAND CATO						
1308/0217	1/20/2016	PB	U	V	18	100
GRANTOR: CLERK OF COURT (MARTH						
GRANTEE: GREGG PECK AS PR						

BUILDING NOTES

BUILDING DIMENSIONS

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	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	40.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	240,000							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	40.00	AC		1.00	1.00	1.00	370.00	370.00	14,800							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 40.00 Total Land Value: 14,800 Market: 240,000 Agricultural: 14,800 Common: 0 PRINTED 11/17/2026 BY SYS