

COMM NE COR OF NE1/4 OF SW1/4, R
FOR POB, S 1381.80 FT TO N R/W O
92.78 FT, W 309.94 FT, NW 329.19

C&A SALES, LLC
511 SW THURMAN TER
LAKE CITY, FL 32024

2026

29-1S-17-04595-000


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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 90,540 TOTAL MARKET VALUE 5,638 SOH/AGL Deduction 0 ASSESSED VALUE 5,638 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 5,638 TOTAL JUST VALUE 90,540 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 90,540											
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1461/635 2/22/2022 QC U V 11 100 GRANTOR: GRANTEE: 1460/557 2/22/2022 QC U V 11 100 GRANTOR: THOMAS JUSTIN GRANTEE: C&A SALES, LLC											
																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/11/2025 MLU											
EXTRA FEATURES										L	OB/XF	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				
																				TOTALS TOTAL OB/XF 0											
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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	5600	A	TIMBER 3	0		A-1	0.00	0.00	4.40	AC		1.00	1.00	1.00	281.00	281.00	1,236														
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	15.72	AC		1.00	1.00	1.00	280.00	280.00	4,402														
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	20.12	AC		1.00	1.00	1.00	4,500.00	4,500.00	90,540														
REVIEW DATE 04/11/2025 BY MLU Total Acres: 20.12 Total Land Value: 5,638 Market: 90,540 Agricultural: 5,638 Common: 0 PRINTED 05/12/2026 BY SYS																															