LOT 28 SUWANNEE VALLEY FARMS S/D
WD 1276-789, AG 1304-1734, WD 15

FURTAH RONALD MORRIS/FURTAH DIANA LYNN
5015 FAIRWAYS CIR, UNIT 204
VERO BEACH, FL 32967

2026

29-2S-16-01777-128

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	29216.00	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

423 NW CHARTER OAK GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	13,575
TOTAL LAND VALUE - MARKET	33,700
TOTAL MARKET VALUE	13,960
SOH/AGL Deduction	0
ASSESSED VALUE	13,960
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,960
TOTAL JUST VALUE	47,275
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/2111	6/14/2024	WD	U	I	11	100
GRANTOR: BLUE SKY TIMBER-LAND						
GRANTEE: FURTAH RONALD MORRI						
1304/1734	12/29/2014	AG	Q	V	05	35,000
GRANTOR: BLUE SKY TIMBER-LAND						
GRANTEE: RONALD M & DIANA L						

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	0030	BARN,MT	0	0	28	50	1,400.00	UT	9.00	9.00	100	2015	2015	3	100	12,600	
2	0252	LEAN-TO W/	0	0	13	50	650.00	UT	1.50	1.50	100	2015	2015	3	100	975	

LAND DESCRIPTION

TOTAL OB/XF 13,575

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		A-3	0.00	0.00	1.15	AC		1.00	1.00	0.50	280.00	140.00	161							
2	5910	A	SWAMP/CYPRES	0					5.59	AC		1.00	1.00	1.00	40.00	40.00	224							
3	9910	M	MKT.VAL.AG	0					6.74	AC		1.00	1.00	0.50	10,000.00	5,000.00	33,700							

REVIEW DATE 12/28/2022 BY JD Total Acres: 6.74 Total Land Value: 385 Market: 33,700 Agricultural: 385 Common: 0 PRINTED 06/08/2026 BY SYS