COMM NW COR OF NW1/4, S 1190.28
1647.19 FT, S 1414.93 FT TO N R/
ST, W 703.36 FT, N 809.35 FT, W

PITTMAN CLINT RYAN/PITTMAN CHAD H
4009 SW WATSON ST
FORT WHITE, FL 32038

2027

29-5S-16-03734-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	29516.00	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	

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	1,350
TOTAL LAND VALUE - MARKET	263,760
TOTAL MARKET VALUE	13,671
SOH/AGL Deduction	0
ASSESSED VALUE	13,671
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,671
TOTAL JUST VALUE	265,110
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	265,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/1652	10/22/2025	QC	U	V	11	100

GRANTOR: PITTMAN CLINT RYAN

GRANTEE: PITTMAN CLINT RYAN

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	0020	BARN,FR	0	0	16	24	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	

TOTAL OB/XF 1,350

LAND DESCRIPTION

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-1	0.00	0.00	31.96	AC		1.00	1.00	1.00	280.00	280.00	8,949							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	12.00	AC		1.00	1.00	1.00	281.00	281.00	3,372							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	43.96	AC		1.00	1.00	1.00	6,000.00	6,000.00	263,760							

REVIEW DATE 03/16/2026 BY KS Total Acres: 43.96 Total Land Value: 12,321 Market: 263,760 Agricultural: 12,321 Common: 0 PRINTED 11/17/2026 BY SYS