

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

2026

29-5S-16-03734-001


| 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 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 | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | 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 | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | BLD DATE LGL DATE XF DATE LAND DATE 05/07/2026 MLU INC DATE AG DATE | | | | | | | | | | | |
| EXTRA FEATURES | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | BUILDING NOTES | | | | | | | | | | | |
| L N | 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 | | | | 1,200 | | | | | | | | | | | | | | | | |
| 2 | 0252 | LEAN-TO W/ | 0 | 0 | 0 | 0 | | | 1.00 | UT | 0.00 | 2008 | 2008 | 3 | 100 | 100 | | | | | | | | | | | | | | | |
| 3 | 0252 | LEAN-TO W/ | 0 | 0 | 0 | 0 | | | 1.00 | UT | 0.00 | 2008 | 2008 | 3 | 100 | 50 | | | | | | | | | | | | | | | |
| | | | | | | | | | | TOTAL OB/XF 1,350 | | | | | | | | | | | | | | | | | | | | | |
| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | BUILDING DIMENSIONS | | | | | | | | | | | |
| 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 | 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 06/23/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |