SW1/4 OF NW1/4.

332-247, 813-1616, LE 833-2081,

PINNACLE MATERIALS, LLC
14260 W NEWBERRY RD, BOX 336
NEWBERRY, FL 32669

2026

29-6S-16-03973-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	29616.00	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	
XF DATE		LAND DATE	03/10/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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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	240,000
SOH/AGL Deduction	0
ASSESSED VALUE	240,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,000
TOTAL JUST VALUE	240,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	140,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/1262	12/02/2025	WD	Q	I	05	1,200,000
GRANTOR: PREFERRED DIRT SOURCE						
GRANTEE: PINNACLE MATERIALS,						
1458/954	2/01/2022	WD	U	V	37	496,700
GRANTOR: GOETZMAN TIM AND DIAN						
GRANTEE: PREFERRED DIRT SOUR						

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

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	9900	C	AC NON-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							

REVIEW DATE 03/12/2026 BY TP Total Acres: 40.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 06/11/2026 BY SYS