S1/2 OF NW1/4 E OF OLD WHITE SPR
N1/2 OF SW1/4 E OF OLD WHITE SPR
NW1/4 OF SE1/4 & S1/2 OF S1/2.

FAMILY TRUST
7525 160TH TRCE
LIVE OAK, FL 32060

2027

30-2S-16-01790-000

BUILDING CHARACTERISTICS

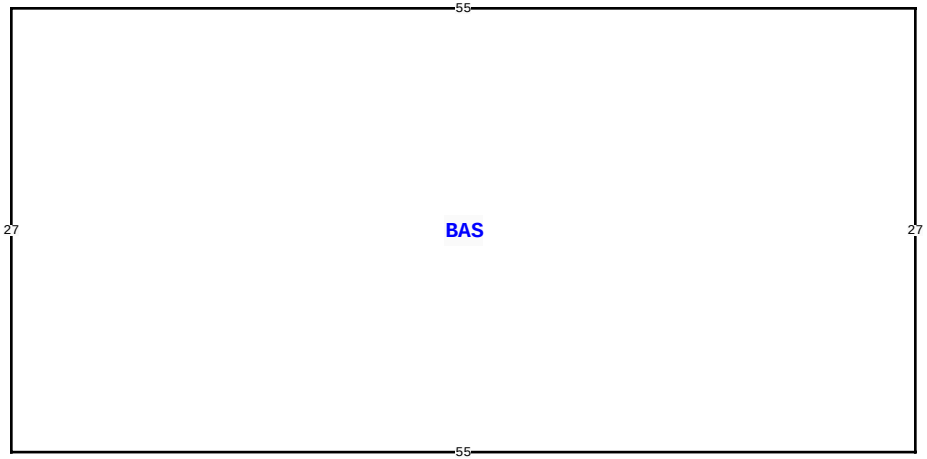
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	30216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,485	100		1,485	23,736
TOTALS	1,485			1,485	23,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,485	66.6000	39.96	59,341	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 1485 HX Base Yr



1477 NW COMBS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	05/15/2022 SPF

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	5,000	
2	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0020	BARN,FR	0	0	70	84	1.00	UT	0.00	0.00	100	1993	1993	3	100	5,880	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1992	1992	3	100	1,200	
5	9945	Well/Sept	0	0	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
8	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	23,736
TOTAL MARKET OB/XF VALUE	36,480
TOTAL LAND VALUE - MARKET	916,800
TOTAL MARKET VALUE	182,274
SOH/AGL Deduction	0
ASSESSED VALUE	182,274
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	182,274
TOTAL JUST VALUE	977,016
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	977,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055799	Electrical Servic		06/02/2026
31539	M H	755	10/23/2013
13660	PUMP/UTPOL	30	02/18/1998
7714	M H	60	10/22/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1492/1091	6/05/2023	PR	U	I	19	0
GRANTOR: JORDAN MICHAEL AS PR						
GRANTEE: FAMILY TRUST						
0702/0596	11/15/1989	WD	U	V		280,000
GRANTOR: DICKS-LOLLIS-HOLTON						
GRANTEE: ROBERT JORDAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S27 E55 N27$.

LAND DESCRIPTION

TOTAL OB/XF 36,480

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	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	3,200.00	3,200.00	3,200							
2	5500	A	TIMBER 2	0			0.00	0.00	71.00	AC		1.00	1.00	1.00	445.00	445.00	31,595							
3	5997	A	RIVERS/BAYS/	0			0.00	0.00	25.00	AC		1.00	1.00	1.00	25.00	25.00	625							
4	5500	A	TIMBER 2	0			0.00	0.00	187.50	AC		1.00	1.00	1.00	445.00	445.00	83,438							
5	9910	M	MKT.VAL.AG	0			0.00	0.00	284.50	AC		1.00	1.00	1.00	3,200.00	3,200.00	910,400							
6	9900	C	AC NON-AG	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,200.00	3,200.00	3,200							

REVIEW DATE 06/23/2026 BY TW Total Acres: 285.50 Total Land Value: 122,058 Market: 910,400 Agricultural: 115,658 Common: 6,400 PRINTED 11/17/2026 BY SYS