

COMM AT THE SE COR OF NE1/4 OF N
30-2S-17, RUN N 380 FT TO POB, R
630 FT, E 210 FT, S 630 FT TO PO

HARRIS CHRISTOPHER A/HARRIS NATASHA E
29002 RIVER RUN RD
BRANDFORD, FL 32008

2026

30-2S-17-04797-007



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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 27,270 TOTAL MARKET VALUE 1,348 SOH/AGL Deduction 0 ASSESSED VALUE 1,348 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 1,348 TOTAL JUST VALUE 27,270 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 19,695											
																				PERMIT NUM DESCRIPTION AMT ISSUED 											
																				SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U I CD PRICE 1416/1534 8/03/2020 WD Q V 01 52,000 GRANTOR: CHARLES J & BARBARA L GRANTEE: CHRISTOPHER A & NAT 1314/1645 5/04/2016 WD U V 30 100 GRANTOR: CLYDE E TOWNSEND (RES) GRANTEE: CHARLES & BARBARA T											
DOR CODE 5500 TIMBERLAND 80-89										MAP NUM MKT AREA 03										NEIGHBORHOOD/LOC 29217.00 1.00/											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															BLD DATE	LGL DATE	MLU									
																				XF DATE	LAND DATE	05/08/2026	SPF								
																				INC DATE	AG DATE	07/27/2022									
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															
																	BUILDING NOTES 														
																	BUILDING DIMENSIONS 														
LAND DESCRIPTION										TOTAL OB/XF										0											
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	5500	A	TIMBER 2	0					3.03	AC		1.00	1.00	1.00	445.00	445.00	1,348														
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	3.03	AC		1.00	1.00	1.00	9,000.00	9,000.00	27,270														
REVIEW DATE 05/08/2026 BY MLU Total Acres: 3.03 Total Land Value: 1,348 Market: 27,270 Agricultural: 1,348 Common: 0 PRINTED 06/29/2026 BY SYS																															