

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 <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1416/1534</td> <td>8/03/2020</td> <td>WD Q</td> <td>V</td> <td>01</td> <td></td> <td>52,000</td> </tr> </tbody> </table> GRANTOR: CHARLES J & BARBARA L GRANTEE: CHRISTOPHER A & NAT <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1314/1645</td> <td>5/04/2016</td> <td>WD U</td> <td>V</td> <td>30</td> <td></td> <td>100</td> </tr> </tbody> </table> GRANTOR: CLYDE E TOWNSEND (RES) GRANTEE: CHARLES & BARBARA T										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1416/1534	8/03/2020	WD Q	V	01		52,000	OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1314/1645	5/04/2016	WD U	V	30		100
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TOTALS																																																									
EXTRA FEATURES																																																									
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																																									
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 05/12/2026 BY SYS																																																									