

COMM SW COR OF SW1/4 OF NW1/4 OF
 RUN S 981.11 FT FOR POB, RUN W 3
 914.63 FT TO N R/W US-90, SE ALO

CELESTIAL SYNERGY LLC
 506 NW FAT CAT CT
 LAKE CITY, FL 32055

2026

30-3S-16-02398-100


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 0 TOTAL LAND VALUE - MARKET 85,690 TOTAL MARKET VALUE 85,690 SOH/AGL Deduction 0 ASSESSED VALUE 85,690 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 85,690 TOTAL JUST VALUE 85,690 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 77,900																							
																				SALE: 2:1: 86.72 AC INCLUDED 29-3S-16-02383-100 LAND: 1:1: JOINS 02383-100 SALE: 1:1: 42.18 ACRES																							
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			04/22/2026		MLU																																						
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																											
																	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	1000	C	VACANT COMME	0		00	0.00	0.00	7.79	AC		1.00	1.00	1.00	11,000.00	11,000.00	85,690																										
REVIEW DATE 04/22/2026 BY MLU Total Acres: 7.79 Total Land Value: 85,690 Market: 0 Agricultural: 0 Common: 85,690 PRINTED 05/08/2026 BY SYS																																											