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

2027

30-3S-16-02398-100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	30316.00	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	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

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	85,690

SALE:2:1: 86.72 AC INCLUDED 29-3S-16-02383-100

LAND:1:1: JOINS 02383-100

SALE:1:1: 42.18 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12284	COMMERCIAL	445	03/17/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1263/0313	10/14/2013	CT	U	I	18	165,200
GRANTOR: CLERK OF COURT (EMORY						
GRANTEE: CELESTIAL SYNERGY L						
0895/2129	1/25/2000	WD	Q	I		260,000
GRANTOR: GRINNELL						
GRANTEE: BAILEY						

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	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 11/17/2026 BY SYS