

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																																	
																				<table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr> <td>12284</td> <td>COMMERCIAL</td> <td>445</td> <td>03/17/1997</td> </tr> </tbody> </table>										PERMIT NUM	DESCRIPTION	AMT	ISSUED	12284	COMMERCIAL	445	03/17/1997																
PERMIT NUM	DESCRIPTION	AMT	ISSUED																																																		
12284	COMMERCIAL	445	03/17/1997																																																		
																				<table border="1"> <thead> <tr> <th colspan="10">SALES DATA</th> </tr> <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>1263/0313</td> <td>10/14/2013</td> <td>CT</td> <td>U</td> <td>I</td> <td>18</td> <td>165,200</td> </tr> </tbody> </table> GRANTOR: CLERK OF COURT (EMORY) GRANTEE: CELESTIAL SYNERGY L 0895/2129 1/25/2000 WD Q I 260,000 GRANTOR: GRINNELL GRANTEE: BAILEY										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
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																																															
TOTALS										<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>LGL DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td>04/22/2026</td> </tr> </tbody> </table>										BLD DATE	LGL DATE		04/22/2026																														
BLD DATE	LGL DATE																																																				
	04/22/2026																																																				
EXTRA FEATURES										<table border="1"> <thead> <tr> <th>L N</th> <th>OB/XF CODE</th> <th>DESCRIPTION</th> <th>BLD CAP</th> <th>L</th> <th>W</th> <th>UNITS</th> <th>UT</th> <th>Adj R</th> <th>ADJ UNIT PRICE</th> <th>ORIG COND</th> <th>YEAR ON</th> <th>YEAR ACTUAL</th> <th>Q</th> <th>% COND</th> <th>OB/XF MKT VALUE</th> <th>NOTES</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>										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																	
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																																					
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	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 06/23/2026 BY SYS																																																					