COMM SE COR OF NE1/4 OF NE1/4, R
FT, S 795.72 FT W 1278.16 FT, S
11.79 FT, SW 60 FT FOR POB, NW 9

FAIRFIELD FARMS LAND TRUST DANIEL CRAPPS & ETAL
291 NW MAIN BLVD
LAKE CITY, FL 32055-3308

2026

30-3S-16-02398-203

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	123,480
TOTAL MARKET VALUE	6,105
SOH/AGL Deduction	0
ASSESSED VALUE	6,105
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,105
TOTAL JUST VALUE	123,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,736

LAND:2:1: HWY FRONTAGE.

SALE:1:1: 276.10 AC TOTAL (6 PARCELS- 1 DEED)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1260/2044	8/26/2013	WD	U	V	30	100
GRANTOR: THOMAS M DONAHOO JR A						
GRANTEE: THOMAS M DONAHOO JR						
0863/1754	7/28/1998	TR	Q	V	01	49,900
GRANTOR: DANIEL CRAPPS, DONALD						
GRANTEE: DONALD DIX						

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	13.72	AC		1.00	1.00	1.00	445.00	445.00	6,105							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	13.72	AC		1.00	1.00	1.00	9,000.00	9,000.00	123,480							

REVIEW DATE 05/04/2026 BY MLU Total Acres: 13.72 Total Land Value: 6,105 Market: 123,480 Agricultural: 6,105 Common: 0 PRINTED 06/22/2026 BY SYS