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**

## COLUMBIA COUNTY PROPERTY



### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### 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 |
|---|---|---|---|
| | | | |

| BLD DATE | | LGL DATE | |
|---|---|---|---|
| XF DATE | | LAND DATE | 05/04/2026 MLU |
| INC DATE | | AG DATE | |

### 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 05/08/2026 BY SYS