

COMM NE COR OF NE1/4, RUN S 678.
 FT, S 200.30 FT FOR POB, CONT S
 W 328.89 FT, S 1231.04 FT TO NOR

RFM FARMS LLC
 10709 184TH STREET
 MCALPIN, FL 32062

2026

30-3S-16-02398-205



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																	
																						STANDARD																	
VALUATION BY																					Tax Group: 3		Tax Dist:																
BUILDING MARKET VALUE																					0																		
TOTAL MARKET OB/XF VALUE																					0																		
TOTAL LAND VALUE - MARKET																					400,000																		
TOTAL MARKET VALUE																					35,600																		
SOH/AGL Deduction																					0																		
ASSESSED VALUE																					35,600																		
TOTAL EXEMPTION VALUE																					0																		
BASE TAXABLE VALUE																					35,600																		
TOTAL JUST VALUE																					400,000																		
NCON VALUE																					0																		
INCOME VALUE																																							
PREVIOUS YEAR MKT VALUE																					400,000																		
SALE: 2:5: WILSON WAY																																							
SALE: 2:4: ORB 1003-1655 DESC APPROX 6.02 AC OF LAK																																							
SALE: 2:3: ORB 1003-1641 DESC 83.59 AC																																							
SALE: 2:2: ORB 1003-1631 DESC 4.42 AC																																							
DOR CODE				5500																	TIMBERLAND 80-89																		
MAP NUM																					01																		
NEIGHBORHOOD/LOC				30316.00																	1.00/																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
TOTALS																					BLD DATE		LGL DATE																
EXTRA FEATURES																					XF DATE		LAND DATE		05/16/2023 MLU														
INC DATE																					AG DATE																		
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	DPHT 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					80.00	AC		1.00	1.00	1.00	445.00	445.00	35,600																						
2	9910	M	MKT.VAL.AG	0					80.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	400,000																						
REVIEW DATE 05/16/2023 BY MLU Total Acres: 80.00 Total Land Value: 35,600 Market: 400,000 Agricultural: 35,600 Common: 0 PRINTED 05/08/2026 BY SYS																																							

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1464/501	4/11/2022	WD Q	V		01	500,000			
GRANTOR: BOWDOIN JOHN MICHAEL									
GRANTEE: RFM FARMS LLC									
1260/1787	8/28/2013	WD U	V		30	100			
GRANTOR: ANNA CAROLY CHEEK SUC									
GRANTEE: JOHN MICHAEL BOWDOI									

BUILDING NOTES									
BUILDING DIMENSIONS									