COMM SE COR OF NE1/4 OF NE1/4,
RUN W 1750.11 FT,S 1414.32 FT,
W 1278.16 FT FOR POB, S 569.74

BOWDOIN TERESA LYNN IRREVOCABLE TRUST
3994 NW COLONIAL GLN
LAKE CITY, FL 32055

2026

30-3S-16-02398-206

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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	140,630
TOTAL MARKET VALUE	5,625
SOH/AGL Deduction	0
ASSESSED VALUE	5,625
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,625
TOTAL JUST VALUE	140,630
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,540

LAND:2:1: JOINS OTHER PARCELS. 650 ACRES TOTAL

SALE:1:1: DIX ONE OF TRUSTEES/ MULTI PARCEL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1244/0821	11/06/2012	PR	U	V	19	100
GRANTOR: JOHN MICHAEL BOWDOIN						
GRANTEE: GEORGE DAVID BREWER						
1044/0361	2/11/2005	TD	Q	V	06	156,300
GRANTOR: FAIRFIELD FARMS LAND						
GRANTEE: ROD BOWDOIN						

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	20.09	AC		1.00	1.00	1.00	280.00	280.00	5,625							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	20.09	AC		1.00	1.00	1.00	7,000.00	7,000.00	140,630							

REVIEW DATE 05/04/2026 BY MLU Total Acres: 20.09 Total Land Value: 5,625 Market: 140,630 Agricultural: 5,625 Common: 0 PRINTED 06/23/2026 BY SYS