BEGIN AT NE COR OF NE1/4, RUN
S 678.20 FT, W 360.02 FT, S
200.30 FT, W 1330.15 FT, S

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

2027

30-3S-16-02398-210

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	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	837,500
TOTAL MARKET VALUE	50,900
SOH/AGL Deduction	779
ASSESSED VALUE	50,121
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,121
TOTAL JUST VALUE	841,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	841,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38722	MAINT/ALTR	0	10/10/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1244/0821	11/06/2012	PR	U	V	30	100

GRANTOR: JOHN MICHAEL BOWDOIN

GRANTEE: GEORGE DAVID BREWER

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
1	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	167.50	AC		1.00	1.00	1.00	280.00	280.00	46,900							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	167.50	AC		1.00	1.00	1.00	5,000.00	5,000.00	837,500							

REVIEW DATE 01/14/2020 BY KR Total Acres: 167.50 Total Land Value: 46,900 Market: 837,500 Agricultural: 46,900 Common: 0 PRINTED 11/17/2026 BY SYS