

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

2026

30-3S-16-02398-210


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									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD 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 1,072 ASSESSED VALUE 49,828 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 49,828 TOTAL JUST VALUE 841,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 841,500											
DOR CODE 6200 PASTURE CLS33																				PERMIT NUM 38722 DESCRIPTION MAINT/ALTR AMT 0 ISSUED 10/10/2019											
MAP NUM NEIGHBORHOOD/LOC 30316.00 1.00/																				SALES DATA OFF RECORD Number 1244/0821 DATE 11/06/2012 TYPE INST PR U V I V RSN CD 30 SALE PRICE 100 GRANTOR: JOHN MICHAEL BOWDOIN GRANTEE: GEORGE DAVID BREWER											
TOTALS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE											
EXTRA FEATURES																				BUILDING NOTES											
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	BUILDING DIMENSIONS															
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																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/08/2026 BY SYS																															