

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																							
																				PERMIT NUM 38722 DESCRIPTION MAINT/ALTR AMT 0 ISSUED 10/10/2019																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1244/0821</td> <td>11/06/2012</td> <td>PR U</td> <td>V</td> <td>V</td> <td>30</td> <td>100</td> </tr> </tbody> </table> GRANTOR: JOHN MICHAEL BOWDOIN GRANTEE: GEORGE DAVID BREWER										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1244/0821	11/06/2012	PR U	V	V	30	100
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TOTALS EXTRA FEATURES										<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
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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																												
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 06/23/2026 BY SYS																																											