COMM SE COR OF NE1/4 OF NE1/4,RU
RUN S 2070.35 FT, W 329.59 FT FO
S 1231.68 FT TO N R/W OF US HWY

RFM FARMS LLC
10709 184TH ST
MCALPIN, FL 32062

2026

30-3S-16-02398-225

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	165,165
TOTAL MARKET VALUE	11,307
SOH/AGL Deduction	0
ASSESSED VALUE	11,307
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,307
TOTAL JUST VALUE	165,165
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,460

SALE:1:1: 276.10 AC TOTAL (6 PARCELS-1 DEED)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1383/0716	4/15/2019	WD	Q	V	01	190,000
GRANTOR: JOHN MICHAEL BOWDOIN						
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

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	25.41	AC		1.00	1.00	1.00	445.00	445.00	11,307							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	25.41	AC		1.00	1.00	1.00	6,500.00	6,500.00	165,165							

REVIEW DATE 05/04/2026 BY MLU Total Acres: 25.41 Total Land Value: 11,307 Market: 165,165 Agricultural: 11,307 Common: 0 PRINTED 06/25/2026 BY SYS