BEG AT SW COR OF NW1/4 OF NE 1/4
S R/W OF PROPOSED R/W OF NW BASC
ALONG CURVE OF R/W 440.91 FT, CO

COLUMBIA COUNTY, FLORIDA
P O BOX 1529
LAKE CITY, FL 32056-1529

**2027**

**30-3S-17-05838-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 8600 | COUNTY IMP | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 30317.00 | 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 | 04/10/2025 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 0 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 63,000 |
| TOTAL MARKET VALUE | | 63,000 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 63,000 |
| TOTAL EXEMPTION VALUE | 03 | 63,000 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 63,000 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 63,000 |

SALE:1:1: LOW SELL, INCL RE# 05837-000

LAND:1:1: UPLAND PARCEL NEXT TO BY-PASS RD

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1036/0479 | 1/20/2005 | WD | Q | V | 03 | 74,300 |
| GRANTOR: GEORGE BOSTON & KENNE | | | | | | |
| GRANTEE: COLUMBIA COUNTY | | | | | | |
| 0826/2018 | 5/09/1996 | WD | U | V | 35 | 10,000 |
| GRANTOR: ELIZABETH CHRISTIAN | | | | | | |
| GRANTEE: GEORGE BOSTON & KEN | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | 8600 | C | COUNTY | 0 | | 00 | 0.00 | 0.00 | 6.30 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 63,000 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 04/10/2025 BY MLU Total Acres: 6.30 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 11/17/2026 BY SYS