

W1/2 OF SW1/4 AKA W1/2 OF GOV  
 LOTS 3 & 4 AS LIES WEST OF  
 OLUSTEE CREEK (BEING THAT

ALLEN RONALD H TRUSTEE OF THE  
 RONALD H ALLEN LIVING TRUST, P O BOX 1390  
 LAKE CITY, FL 32056-1390

**2026**

30-4S-19-10659-400  


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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 250,680 TOTAL MARKET VALUE 17,610 SOH/AGL Deduction 0 ASSESSED VALUE 17,610 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 17,610 TOTAL JUST VALUE 250,680 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 250,680 SALE:1:1: 60.67 AC										
DOR CODE 5600						TIMBERLAND 70-79										PERMIT NUM				DESCRIPTION		AMT		ISSUED			
MAP NUM						MKT AREA 04																					
NEIGHBORHOOD/LOC						419.00 1.00/																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																BLD DATE		LGL DATE		04/14/2025		MLU					
EXTRA FEATURES																XF DATE		LAND DATE									
																INC DATE		AG DATE									
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											
																	SALES DATA										
																	OFF RECORD Number DATE TYPE INST Q U / V I / RSN CD SALE PRICE 1341/0653 4/26/2017 WD U V 11 0 GRANTOR: RONALD H ALLEN GRANTEE: RONALD H ALLEN TRUS 1268/2383 11/22/2013 WD U V 35 130,100 GRANTOR: CURTIS WESLEY LORD & GRANTEE: RONALD ALLEN										
																	BUILDING NOTES										
																	BUILDING DIMENSIONS										
LAND DESCRIPTION																	TOTAL OB/XF										
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	5600	A	TIMBER 3	0		00	0.00	0.00	62.67	AC		1.00	1.00	1.00	281.00	281.00	17,610										
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	62.67	AC		1.00	1.00	1.00	4,000.00	4,000.00	250,680										
REVIEW DATE 04/14/2025 BY MLU Total Acres: 62.67 Total Land Value: 17,610 Market: 250,680 Agricultural: 17,610 Common: 0 PRINTED 05/20/2026 BY SYS																											