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

2027

30-4S-19-10659-400

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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					

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	04/14/2025 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	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

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

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	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 11/17/2026 BY SYS