SW1/4 OF SE1/4 AS LIES N OF RD.

631-235, 634-495, 739-213, 757-5

FAMILY TRUST
7525 160TH TRCE
LIVE OAK, FL 32060

2027

31-2S-16-01800-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	31216.00	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	05/12/2026 MLU
INC DATE		AG DATE	03/16/2023 SPF

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	73,120
TOTAL MARKET VALUE	4,067
SOH/AGL Deduction	0
ASSESSED VALUE	4,067
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,067
TOTAL JUST VALUE	73,120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,120

SALE:2:1: $.55 STAMPS

LAND:2:1: BIG HOLE IN PROP/IRREGULAR SHAPE

SALE:1:1: PAID TOO MUCH - JOINS OTHER PROPERTIES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/1091	6/05/2023	PR	U	I	19	0
GRANTOR: JORDAN MICHAEL AS PR						
GRANTEE: FAMILY TRUST						
0757/0581	2/15/1992	WD	U	V	12	13,200
GRANTOR: LEON MCCALL						
GRANTEE: ROBERT JORDAN						

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					9.14	AC		1.00	1.00	1.00	445.00	445.00	4,067							
2	9910	M	MKT.VAL.AG	0					9.14	AC		1.00	1.00	1.00	8,000.00	8,000.00	73,120							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 9.14 Total Land Value: 4,067 Market: 73,120 Agricultural: 4,067 Common: 0 PRINTED 11/17/2026 BY SYS