W1/2 GOV'T LOT 1 LYING W OF OLUSTEE CREEK (WITHIN NW1/4 OF NW1/4 COLUMBIA COUNTY)

CROFT BRYAN K
2309 EAGLE TALON CIRCLE
FLEMING ISLAND, FL 32003

**2027**

**31-4S-19-10659-500**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
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| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

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|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/11/2025 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 | 85,760 |
| TOTAL MARKET VALUE | 5,088 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 5,088 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 5,088 |
| TOTAL JUST VALUE | 85,760 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 85,760 |

SALE:1:1: PREVIOUSLY ASSESSED IN UNION COUNTY

| 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 |
|---|---|---|---|---|---|---|
| 1150/1488 | 5/15/2008 | WD | Q | V | 01 | 100 |
| GRANTOR: WILFORD W & EVELYN J | | | | | | |
| GRANTEE: BRYAN K CROFT | | | | | | |
| 0990/1784 | 7/01/2003 | WD | Q | V | 06 | 100 |
| GRANTOR: WILFORD W & EVELYN J | | | | | | |
| GRANTEE: WILFORD W CROFT | | | | | | |

## 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 | 5600 | A | TIMBER 3 | 0 | | 00 | 0.00 | 0.00 | 16.00 | AC | | 1.00 | 1.00 | 1.00 | 281.00 | 281.00 | 4,496 | | | | | | | |
| 2 | 5700 | A | TIMBER 4 | 0 | | 00 | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 227.00 | 227.00 | 454 | | | | | | | |
| 3 | 5910 | A | SWAMP/CYPRES | 0 | | 00 | 0.00 | 0.00 | 3.44 | AC | | 1.00 | 1.00 | 1.00 | 40.00 | 40.00 | 138 | | | | | | | |
| 4 | 9910 | M | MKT.VAL.AG | 0 | | 00 | 0.00 | 0.00 | 21.44 | AC | | 1.00 | 1.00 | 1.00 | 4,000.00 | 4,000.00 | 85,760 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 04/11/2025 BY MLU Total Acres: 21.44 Total Land Value: 5,088 Market: 85,760 Agricultural: 5,088 Common: 0 PRINTED 11/17/2026 BY SYS