BEG SW COR OF E1/2 OF NW1/4,
RUN N 2664.46 FT, E 650.02 FT,
S 2671.65 FT TO S LINE OF

RICHARDSON TILLMAN PETER
P O BX 549
FORT WHITE, FL 32038

2027

31-6S-16-04007-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5200	CROPLAND CLS2	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31616.00	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	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	9,048
TOTAL LAND VALUE - MARKET	240,000
TOTAL MARKET VALUE	23,848
SOH/AGL Deduction	515
ASSESSED VALUE	23,333
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	23,333
TOTAL JUST VALUE	249,048
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1167/2679	2/25/2009	WD	Q	V	01	280,000

GRANTOR: BETTY KOON

GRANTEE: TILLMAN PETER RICHA

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
1	0294	SHED WOOD/	0	0	16	16	256.00	UT	8.00	8.00	100	2009	2009	3	100	2,048	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,048

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	5200	A	CROPLAND 2	0			0.00	0.00	40.00	AC		1.00	1.00	1.00	370.00	370.00	14,800							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	40.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	240,000							

REVIEW DATE 06/22/2026 BY AJ Total Acres: 40.00 Total Land Value: 14,800 Market: 240,000 Agricultural: 14,800 Common: 0 PRINTED 11/17/2026 BY SYS