BEG SW COR LOT 8 FRY ACRES S/D, R/W 60 FT, N ALONG E LINE OF LOT FT, E 60 FT, S 432.99 FT TO POB.

DEESE MARTHAN
23126 NW 188TH AVE
HIGH SPRINGS, FL 32643

2027

31-6S-16-04009-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9400	RIGHTS-OF-WAY	
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	06/23/2021 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	4,000
TOTAL LAND VALUE - MARKET	6
TOTAL MARKET VALUE	4,006
SOH/AGL Deduction	0
ASSESSED VALUE	4,006
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,006
TOTAL JUST VALUE	4,006
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,006

SALE:1:1: AG LAND - 232 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/2446	3/07/2024	QC	U	I	11	100
GRANTOR: SOUTHLAND TIMBER COMP						
GRANTEE: DEESE MARTHAN						
0648/0447	3/31/1988	WD	U	V		225,000
GRANTOR: FRY E M						
GRANTEE: SOUTHLAND TIMBER CO						

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	9400	C	RIGHTOFWAY	0		A-1	0.00	0.00	0.60	AC		1.00	1.00	1.00	10.00	10.00	6							

REVIEW DATE 06/22/2026 BY AJ — Total Acres: 0.60 — Total Land Value: 6 — Market: 0 — Agricultural: 0 — Common: 6 — PRINTED 11/17/2026 BY SYS