

COMM SW COR E 432.94 FT TO POB N  
W 136.52 FT, N 110.21 FT, W 70.7  
177.47 FT TO E R/W TESTAMENT CT,

SPRINGSIDE PROPERTIES LLC  
PO BOX 1733  
LAKE CITY, FL 32056

**2026**

32-2S-17-04820-002  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 64,800 <b>TOTAL MARKET VALUE</b> 64,800 SOH/AGL Deduction 29,223 <b>ASSESSED VALUE</b> 35,577 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 35,577 <b>TOTAL JUST VALUE</b> 64,800 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 52,650											
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    											
																				<b>SALES DATA</b> OFF RECORD      TYPE      Q      V      RSN      SALE Number      DATE      INST      U      I      CD      PRICE 1383/2527      5/03/2019      WD      Q      V      01      30,000 GRANTOR: A BULLARD TRUSTEE/ D 0933/1738      8/22/2001      WD      Q      V           1,090,800 GRANTOR: SOUTHERN TIMBER VENTU GRANTEE: A BULLARD TRUSTEE/											
<b>TOTALS</b> DOR CODE 0000 VACANT MAP NUM      MKT AREA      03 NEIGHBORHOOD/LOC 32217.00      1.00/										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE 05/11/2026      MLU AG DATE											
EXTRA FEATURES																				BUILDING NOTES											
L N	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	BUILDING DIMENSIONS														
LAND DESCRIPTION										TOTAL OB/XF										0											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0000	C	VAC RES	0		A-1	0.00	0.00	8.10	AC		1.00	1.00	1.00	8,000.00	8,000.00	64,800														
<b>REVIEW DATE</b> 05/11/2026 <b>BY</b> MLU    Total Acres: 8.10    Total Land Value: 64,800    Market: 0    Agricultural: 0    Common: 64,800 <b>PRINTED 06/01/2026 BY SYS</b>																															