LOTS 8, 9 & 10 SUWANNEE RIVER DO
NW COR OF SE1/4, RUN S 585.70 FT
FT FOR POB, CONT E 492.98 FT, S

SARGENT LARRY DARYL LIVING TRUST
5386 FIRETHORN PT
SPRING HILL, FL 34609

2027

32-3S-16-02431-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	32316.00	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	05/04/2026 MLU
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	0
TOTAL LAND VALUE - MARKET	152,100
TOTAL MARKET VALUE	10,413
SOH/AGL Deduction	0
ASSESSED VALUE	10,413
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,413
TOTAL JUST VALUE	152,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1375/2752	12/03/2018	WD	U	V	11	100
GRANTOR: LARRY DARYL SARGENT						
GRANTEE: LARRY DARYL SARGENT						
1375/2750	11/29/2018	QC	U	V	11	100
GRANTOR: JO C SARGENT WARD TRU						
GRANTEE: LARRY DARYL SARGENT						

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		A-1	0.00	0.00	23.40	AC		1.00	1.00	1.00	445.00	445.00	10,413							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	23.40	AC		1.00	1.00	1.00	6,500.00	6,500.00	152,100							

REVIEW DATE 05/04/2026 BY MLU Total Acres: 23.40 Total Land Value: 10,413 Market: 152,100 Agricultural: 10,413 Common: 0 PRINTED 11/17/2026 BY SYS