COMM NW COR OF SEC, S 2153.63 FT
HWY 90, E 542.02 FT TO A CURVE,
524.84 FT, S 9 DEG E 35.01 FT FO

COLUMBIA COUNTY, FLORIDA
135 NE HERNANDO AVE, STE 203
LAKE CITY, FL 32055

2026

32-3S-18-10335-999

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00	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	12/08/2022 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 7

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,100
TOTAL MARKET VALUE		90,100
SOH/AGL Deduction		0
ASSESSED VALUE		90,100
TOTAL EXEMPTION VALUE	03	90,100
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		90,100
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/943	7/11/2025	WD	U	V	18	100

GRANTOR: WEYERHAEUSER NR COMPA

GRANTEE: COLUMBIA COUNTY, FL

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	0000	C	VAC RES	0					18.02	AC		1.00	1.00	1.00	5,000.00	5,000.00	90,100							

REVIEW DATE 12/08/2022 BY MLU Total Acres: 18.02 Total Land Value: 90,100 Market: 0 Agricultural: 0 Common: 90,100 PRINTED 06/23/2026 BY SYS