

AKA LOT 5 TURKEY CROSSING UNR: C
 S 1340.46 FT TO A PT ON E R/W OF
 S 46 DEG W ALONG R/W 109.45 FT,

DEVINE CATHERINE/DAVIS CHRISTINE
 245 SW HAWTHORNE TER
 FORT WHITE, FL 32038

2026

32-5S-16-03745-105



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									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 7,000 TOTAL LAND VALUE - MARKET 129,240 TOTAL MARKET VALUE 11,021 SOH/AGL Deduction 0 ASSESSED VALUE 11,021 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 11,021 TOTAL JUST VALUE 136,240 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 136,240											
																				PERMIT NUM DESCRIPTION AMT ISSUED 22019 M H 322 06/28/2004											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1441/2371 7/06/2021 WD Q V 01 100,000 GRANTOR: BALKCOM MCKINLEY H GRANTEE: DEVINE CATHERINE 1419/2681 9/14/2020 WD U I 34 50,000 GRANTOR: BKL INVESTMENT CO GRANTEE: MCKINLEY H BALKCOM											
DOR CODE 6200 PASTURE CLS33										MAP NUM MKT AREA 02										NEIGHBORHOOD/LOC 32516.00 1.00/											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										BLD DATE										LGL DATE 05/07/2026 MLU											
EXTRA FEATURES										XF DATE										INC DATE											
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																
1	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 7,000																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	6200	A	PASTURE 3	0					14.36	AC		1.00	1.00	1.00	280.00	280.00	4,021														
2	9910	M	MKT.VAL.AG	0					14.36	AC		1.00	1.00	1.00	9,000.00	9,000.00	129,240														
REVIEW DATE 04/15/2026 BY AJ Total Acres: 14.36 Total Land Value: 4,021 Market: 129,240 Agricultural: 4,021 Common: 0 PRINTED 06/19/2026 BY SYS																															