

BEG SW COR, RUN E 31.92 FT FOR P
1294.57 FT, N 333.10 FT, W 1230.
US-441, N'LY ALONG R/W 205.50 FT

LAW COBY L
12049 N US HWY 441
LAKE CITY, FL 32055

2026

33-1S-17-04634-004



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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 4,000 TOTAL LAND VALUE - MARKET 62,460 TOTAL MARKET VALUE 9,722 SOH/AGL Deduction 1,072 ASSESSED VALUE 8,650 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 8,650 TOTAL JUST VALUE 66,460 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 66,460																																																											
DOR CODE 5600 TIMBERLAND 70-79																				PERMIT NUM										DESCRIPTION										AMT										ISSUED																													
MAP NUM																																																																															
NEIGHBORHOOD/LOC 33117.00 1.00/																																																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																										
TOTALS																				BLD DATE										LGL DATE										04/14/2025 MLU																																							
EXTRA FEATURES																				XF DATE										LAND DATE																																																	
																				INC DATE										AG 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	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																																																	
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	5600	A	TIMBER 3	0		A-1	0.00	0.00	2.77	AC		1.00	1.00	1.00	281.00	281.00	778																																																														
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	11.11	AC		1.00	1.00	1.00	445.00	445.00	4,944																																																														
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	13.88	AC		1.00	1.00	1.00	4,500.00	4,500.00	62,460																																																														
REVIEW DATE 05/26/2020 BY BC																				Total Acres: 13.88										Total Land Value: 5,722										Market: 62,460										Agricultural: 5,722										Common: 0										PRINTED 03/27/2026 BY SYS									