

NW1/4 OF NE1/4 AS LIES S OF US-9
 NE1/4 AS LIES S OF US-90 & W 396
 NE1/4 AS LIES S OF US-90 & SE1/4

CYPRESS LAKE LAND TRUST
 P O BOX 16
 LAKE CITY, FL 32056

2026

33-3S-16-02433-001



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																						
																						VALUATION BY		STANDARD																			
																						Tax Group: 2		Tax Dist:																			
																						BUILDING MARKET VALUE		0																			
																						TOTAL MARKET OB/XF VALUE		0																			
																						TOTAL LAND VALUE - MARKET		490,595																			
																						TOTAL MARKET VALUE		324,375																			
																						SOH/AGL Deduction		0																			
																						ASSESSED VALUE		324,375																			
																						TOTAL EXEMPTION VALUE		0																			
																						BASE TAXABLE VALUE		324,375																			
																						TOTAL JUST VALUE		490,595																			
																						NCON VALUE		0																			
																						INCOME VALUE																					
																						PREVIOUS YEAR MKT VALUE		495,140																			
																						PERMIT NUM				DESCRIPTION				AMT				ISSUED									
																						SALES DATA																					
																						OFF RECORD Number		DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE											
																						1482/1915		1/09/2023		LE U		V		14		0											
																						GRANTOR: CHOUDHURY SHAGUFTA																					
																						GRANTEE: CHOUDHURY MOHAMMED																					
																						1157/653		8/12/2008		WD U		V		11		100											
																						GRANTOR: COLE RICHARD C AS TRU																					
																						GRANTEE: JORDAN ROBERT F																					
																						BUILDING NOTES																					
																						BUILDING DIMENSIONS																					
																						TOTALS																					
																						EXTRA FEATURES																					
																						BLD DATE																					
																						XF DATE																					
																						INC DATE																					
																						LGL DATE																					
																						LAND DATE		05/14/2026																			
																						AG DATE		MLU																			
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																											
																	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	DPHT 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	6.91	AC		1.00	1.00	1.00	445.00	445.00	3,075																										
2	9900	C	AC NON-AG	0		A-1	0.00	0.00	8.50	AC		1.00	1.00	0.60	63,000.00	37,800.00	321,300																										
3	9910	M	MKT. VAL. AG	0		CG	0.00	0.00	6.91	AC		1.00	1.00	0.70	35,000.00	24,500.00	169,295																										
REVIEW DATE 05/14/2026 BY MLU Total Acres: 15.41 Total Land Value: 324,375 Market: 169,295 Agricultural: 3,075 Common: 321,300 PRINTED 06/19/2026 BY SYS																																											