



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: 7 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 1,984,000 TOTAL MARKET VALUE 91,322 SOH/AGL Deduction 0 ASSESSED VALUE 91,322 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 91,322 TOTAL JUST VALUE 1,984,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,984,000											
DOR CODE 5600																				TIMBERLAND 70-79											
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																															
EXTRA FEATURES										7756 E US HIGHWAY 90 , LAKE CITY										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 12/08/2022 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															
																	SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / CD RSN SALE PRICE 1330/0495 12/31/2016 N/A U V 11 0 GRANTOR: PLUM CREEK LAND COMPA GRANTEE: WEYERHAEUSER NR COM 1248/0233 1/15/2013 WD U V 11 100 GRANTOR: PLUM CREEK TIMBERLAND GRANTEE: PLUM CREEK LAND COM														
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
LAND DESCRIPTION										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	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		00	0.00	0.00	294.00	AC		1.00	1.00	1.00	281.00	281.00	82,614														
2	5700	A	TIMBER 4	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	227.00	227.00	908														
3	5910	A	SWAMP/CYPRES	0			0.00	0.00	190.00	AC		1.00	1.00	1.00	40.00	40.00	7,600														
4	5997	A	RIVERS/BAYS/	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	25.00	25.00	200														
5	9910	M	MKT.VAL.AG	0		00	0.00	0.00	496.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	1,984,000														
REVIEW DATE 12/08/2022 BY MLU Total Acres: 496.00 Total Land Value: 91,322 Market: 1,984,000 Agricultural: 91,322 Common: 0 PRINTED 06/19/2026 BY SYS																															