BEG NW COR OF E1/2 OF SEC,
RUN E 1072.76 FT, S 1230.20
FT, W 1072.52 FT, N 1228.42 FT

BOONE CHARLES A JR/BOONE JEANETTE
489 SW SEAN PLACE
LAKE CITY, FL 32024

2027

33-4S-16-03265-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	33416.00	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	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,800
TOTAL LAND VALUE - MARKET	184,620
TOTAL MARKET VALUE	16,446
SOH/AGL Deduction	1,523
ASSESSED VALUE	14,923
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,923
TOTAL JUST VALUE	192,420
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	192,420

SALE:1:1: 30.27 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31788	M H	576	03/06/2014
19422	M H	125	04/12/2002
15698	M H	125	06/24/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0874/0114	2/03/1999	WD	U	V		100
GRANTOR: RALPH & CAROLYN NORRI						
GRANTEE: CHARLES & JEANETTE						
0855/0625	3/17/1998	WD	Q	V		75,000
GRANTOR: RALPH & CAROLYN NORRI						
GRANTEE: CHARLES & JEANETTE						

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
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
2	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 7,800

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	30.77	AC		1.00	1.00	1.00	281.00	281.00	8,646							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	30.77	AC		1.00	1.00	1.00	6,000.00	6,000.00	184,620							

REVIEW DATE 01/21/2026 BY AJ Total Acres: 30.77 Total Land Value: 8,646 Market: 184,620 Agricultural: 8,646 Common: 0 PRINTED 11/17/2026 BY SYS