(PART OF HILLCREST UNR): BEG SW
S LINE OF SEC 930.86 FT, N 19 DE
N 4 DEG E 976.59 FT, W 66.96 FT

VANN MARC A/VANN SHEREE ANN
2707 130TH TER
WELLBORN, FL 32094-2171

2026

33-4S-17-08944-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	33417.00	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	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	299,100
TOTAL MARKET VALUE	18,590
SOH/AGL Deduction	0
ASSESSED VALUE	18,590
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,590
TOTAL JUST VALUE	299,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1317/0341	6/20/2016	QC	U	V	11	100
GRANTOR: MICHAEL CARRIN VANN						
GRANTEE: RACHAEL VANN NELSON						
1316/1942	6/13/2016	QC	U	V	11	100
GRANTOR: MARC A VANN JR						
GRANTEE: MARC A VANN						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	22.35	AC		1.00	1.00	1.50	280.00	420.00	9,387							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	18.50	AC		1.00	1.00	1.00	281.00	281.00	5,198							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	445.00	445.00	4,005							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	49.85	AC		1.00	1.00	1.00	6,000.00	6,000.00	299,100							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 49.85 Total Land Value: 18,590 Market: 299,100 Agricultural: 18,590 Common: 0 PRINTED 06/19/2026 BY SYS