ALL W OF OLD LAKE CITY RD (FARGO
FT OF N 1800 FT OF NW1/4 & EX AP
DESC ORB 1099-1663.

GREENE AUDREY ANN REVOCABLE TRUST UAD 7-29-2015/GR
827 NW EMORY CENTER GLN
WHITE SPRINGS, FL 32096

2026

34-2N-16-01483-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	900216.00 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

1080 NW HOPEWELL CHURCH TER, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		19,420
TOTAL LAND VALUE - MARKET		237,323
TOTAL MARKET VALUE		77,838
SOH/AGL Deduction		0
ASSESSED VALUE		77,838
TOTAL EXEMPTION VALUE	CE CP	31,796
BASE TAXABLE VALUE		46,042
TOTAL JUST VALUE		256,743
NCON VALUE		5,700
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053631	Generator		07/21/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1298/1891	7/29/2015	WD	U	I	11	100
GRANTOR: AUDREY ANN GREENE (1/						
GRANTEE: AUDREY ANN GREENE T						
1295/1492	5/29/2015	WD	U	I	11	100
GRANTOR: MARY ANN GREENE (1/2						
GRANTEE: RALPH G & MARY ANN						

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	0030	BARN,MT	0	0	24	30	720.00	UT	13.50	13.50	100	2008	2008	3	100	9,720	
2	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
3	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

LAND DESCRIPTION

TOTAL OB/XF 19,420

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	119.65	AC		1.00	1.00	1.00	445.00	445.00	53,244							
2	5910	A	SWAMP/CYPRES	0			0.00	0.00	129.35	AC		1.00	1.00	1.00	40.00	40.00	5,174							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	253.55	AC		1.00	1.00	1.00	936.00	936.00	237,323							

REVIEW DATE 03/11/2026 BY robin Total Acres: 249.00 Total Land Value: 58,418 Market: 237,323 Agricultural: 58,418 Common: 0 PRINTED 05/08/2026 BY SYS