

E1/2 OF SW1/4 OF NW1/4 & E1/2 OF NW1/4 OF SW1/4 & SE1/4 OF NW1/4 & NE1/4 OF SW1/4.

NEWMAN ROMANIA & ETAL
119 NW HOLTON CT
LAKE CITY, FL 32055

2026

34-2S-16-01849-000

| 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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 336,000 TOTAL MARKET VALUE 33,627 SOH/AGL Deduction 0 ASSESSED VALUE 33,627 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 33,627 TOTAL JUST VALUE 336,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 336,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | SALE:1:1: OTHER HEIRS INVOLVED, WAITING TO BE PROB | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | PERMIT NUM DESCRIPTION AMT ISSUED | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 0947/0837 2/15/2002 QC Q V 01 100 GRANTOR: M ROBINSON AS PR OF E GRANTEE: MARTHA ROBINSON IND 0891/2237 11/16/1999 QC Q V 01 0 GRANTOR: L JONES GRANTEE: R NEWMAN & L JONES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DOR CODE 5600 TIMBERLAND 70-79 | | | | | | | | | | MAP NUM MKT AREA 03 | | | | | | | | | | NEIGHBORHOOD/LOC 34216.00 1.00/ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE | | | | | | | | | | | | | | | BLD DATE | LGL DATE | MLU | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | XF DATE | LAND DATE | 04/14/2025 | SPF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | INC DATE | AG DATE | 07/11/2022 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | 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 | | | 0.00 | 0.00 | 42.00 | AC | | 1.00 | 1.00 | 1.00 | 281.00 | 281.00 | 11,802 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 5200 | A | CROPLAND 2 | 0 | | 00 | 0.00 | 0.00 | 26.00 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 9,620 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | 5500 | A | TIMBER 2 | 0 | | | 0.00 | 0.00 | 25.00 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 11,125 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | 5910 | A | SWAMP/CYPRES | 0 | | | 0.00 | 0.00 | 27.00 | AC | | 1.00 | 1.00 | 1.00 | 40.00 | 40.00 | 1,080 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | 9910 | M | MKT. VAL. AG | 0 | | A-1 | 0.00 | 0.00 | 120.00 | AC | | 1.00 | 1.00 | 1.00 | 2,800.00 | 2,800.00 | 336,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| REVIEW DATE 04/14/2025 BY MLU | | | | | | | | | | | | | | | | | | | | Total Acres: 120.00 | | | | | Total Land Value: 33,627 | | | | | Market: 336,000 | | | | | Agricultural: 33,627 | | | | | Common: 0 | | | | | PRINTED 03/24/2026 BY SYS | | | | |