

COMM NW COR OF SW1/4, RUN E 52.2
 LINE OF SW PINEMOUNT RD FOR POB,
 ALONG R/W, 87.46 FT, NE 78.65 FT

THE LITTLE POND FARM LAND TRUST DATED DECEMBER 1,
 4411 SW VAN ARSDALL GLN
 LAKE CITY, FL 32055

2026

34-3S-16-02465-010


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: 1 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 697,437 TOTAL MARKET VALUE 5,604 SOH/AGL Deduction 0 ASSESSED VALUE 5,604 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 5,604 TOTAL JUST VALUE 697,437 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 697,437									
DOR CODE 6600 GROVES, ORCHRD																PERMIT NUM				DESCRIPTION				AMT		ISSUED	
MAP NUM																000054323				Right-of-Way Acce						10/27/2025	
NEIGHBORHOOD/LOC 34316.00 1.00/																SALES DATA											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					
																1422/2582	10/26/2020	WD	U	V	11	100					
TOTALS																GRANTOR: HOWARD & JEANNE VAN A											
EXTRA FEATURES						4706 W US HIGHWAY 90 , LAKE CITY										GRANTEE: THE LITTLE POND FAR											
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	GRANTOR: HWRD VAN ARSDL JR (LI)										
																		GRANTEE: HOWARD & JEANNE VAN									
																	BUILDING NOTES										
																	BUILDING DIMENSIONS										

LAND DESCRIPTION										TOTAL OB/XF														
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	6991	A	OLIVES	0		00	0.00	0.00	1.78	AC		1.00	1.00	3.94	800.00	3,150.00	5,604							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	77,493.00	SF		1.00	1.00	1.20	7.50	9.00	697,437							