BEG NE COR OF SE1/4, N 27.85 FT
W 356.69 FT, S 470.4 FT, E 68.91
287.78 FT, N 614.4 FT TO POB.

LISA'S LAND LLC
494 SW DORTCH ST
FORT WHITE, FL 32038

2026

34-6S-16-04063-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16.00	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

5444 SW COUNTY ROAD 18, FORT WHITE

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

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

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	32,500
TOTAL MARKET VALUE	1,400
SOH/AGL Deduction	0
ASSESSED VALUE	1,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,400
TOTAL JUST VALUE	32,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055140	New Residential C	250,000	03/02/2026
000054917	Right-of-Way Acce		01/30/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1318/1281	7/12/2016	WD	Q	V	01	1,000
GRANTOR: JACK CLINTON BROWN JR						
GRANTEE: LISA LAND, LLC						
0479/0082	11/01/1981	WD	Q	V		14,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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		RSF/MH	0.00	0.00	5.00	AC		1.00	1.00	1.00	280.00	280.00	1,400							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	32,500							

REVIEW DATE BY Total Acres: 5.00 Total Land Value: 1,400 Market: 32,500 Agricultural: 1,400 Common: 0 PRINTED 06/19/2026 BY SYS