

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										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: 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											
DOR CODE		6200 PASTURE CLS33																		PERMIT NUM DESCRIPTION AMT ISSUED 000055140 New Residential C 250,000 03/02/2026 000054917 Right-of-Way Acce 01/30/2026											
MAP NUM		MKT AREA		02																											
NEIGHBORHOOD/LOC		16.00		1.00/												SALES DATA OFF RECORD Number DATE TYPE INST Q / V / 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:															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES										5444 SW COUNTY ROAD 18, FORT WHITE																					
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															
																	BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE														
																	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	DPHT 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 05/08/2026 BY SYS																															