

ALL. & EXCEPT THAT PART OF TRACT "C" AS DESC IN ORB 995-2069 & OR OF SEC 35-2N-16 AS LIES W OF U S

GREENE AUDREY ANN TR & ETAL/GREENE RALPH & MARY AN
827 NW EMORY CARTER LN
WHITE SPRINGS, FL 32096

2026

35-2N-16-01486-000



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 490,464 TOTAL MARKET VALUE 125,499 SOH/AGL Deduction 0 ASSESSED VALUE 125,499 TOTAL EXEMPTION VALUE CE CP 67,808 BASE TAXABLE VALUE 57,691 TOTAL JUST VALUE 490,464 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 490,464																																																										
																				PERMIT NUM DESCRIPTION AMT ISSUED 																																																										
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1298/1897</td> <td>7/29/2015</td> <td>WD</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: AUDREY ANN GREENE</td> </tr> <tr> <td colspan="7">GRANTEE: AUDREY ANN GREENE A</td> </tr> <tr> <td>1298/1172</td> <td>7/17/2015</td> <td>WD</td> <td>U</td> <td>V</td> <td>11</td> <td>0</td> </tr> <tr> <td colspan="7">GRANTOR: GRADY & MARY ANN GREE</td> </tr> <tr> <td colspan="7">GRANTEE: RALPH G & MARY ANN</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1298/1897	7/29/2015	WD	U	V	11	100	GRANTOR: AUDREY ANN GREENE							GRANTEE: AUDREY ANN GREENE A							1298/1172	7/17/2015	WD	U	V	11	0	GRANTOR: GRADY & MARY ANN GREE							GRANTEE: RALPH G & MARY ANN						
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EXTRA FEATURES																																																																														
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																																																														
										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	5500	A	TIMBER 2	0			0.00	0.00	247.04	AC		1.00	1.00	1.00	445.00	445.00	109,933																																																													
2	5700	A	TIMBER 4	0			0.00	0.00	24.00	AC		1.00	1.00	1.00	227.00	227.00	5,448																																																													
3	5910	A	SWAMP/CYPRES	0			0.00	0.00	252.96	AC		1.00	1.00	1.00	40.00	40.00	10,118																																																													
4	9910	M	MKT.VAL.AG	0			0.00	0.00	524.00	AC		1.00	1.00	1.00	936.00	936.00	490,464																																																													
REVIEW DATE 04/14/2014 BY DF																																																																														
Total Acres: 524.00					Total Land Value: 125,499					Market: 490,464					Agricultural: 125,499					Common: 0																																																										
PRINTED 05/08/2026 BY SYS																																																																														