

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 OFF RECORD TYPE Q V RSN SALE Number DATE INST U / I / CD 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											
DOR CODE 5500 TIMBERLAND 80-89										MAP NUM MKT AREA 05										NEIGHBORHOOD/LOC 900216.00 1.00/											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															BLD DATE	LGL DATE	XF DATE	LAND DATE	INC DATE	AG DATE						
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															
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	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														