

COMM AT NE COR OF SE1/4 OF SE1/4
 FT FOR POB CONT S 474.36 FT, W 6
 N 702.72 FT TO A PT ON S R/W LI

WATERS JOHN TIM/WATERS TAMI J
 309 NW WHISPERING CT
 LAKE CITY, FL 32055

2026

35-2S-15-00114-000



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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 9,600 TOTAL LAND VALUE - MARKET 79,480 TOTAL MARKET VALUE 21,762 SOH/AGL Deduction 4,060 ASSESSED VALUE 17,702 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 17,702 TOTAL JUST VALUE 89,080 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 88,080											
																				SALE:1:1: 38.50 AC / AG LAND + IMPROVEMENTS											
																				PERMIT NUM DESCRIPTION AMT ISSUED 32066 M H 468 06/25/2014											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1286/2648 2/21/2014 AG U V 40 68,500 GRANTOR: GREYSTONE LAND CO GRANTEE: JOHN TIM & TAMI J W 1060/2719 10/05/2005 WD Q V 545,100 GRANTOR: LOU ANN LEACH GRANTEE: GREYSTONE LAND CO											
																				BLD DATE LGL DATE XF DATE LAND DATE 04/22/2026 MLU INC DATE AG DATE 07/13/2022 SPF											
TOTALS																				1486 NW LOWER SPRINGS RD, LAKE CITY											
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															
1	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																
2	0296	SHED METAL	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800																
3	0296	SHED METAL	0	0	0	1.00	UT	1,600.00	1,600.00	100	2023	2022		100	1,600																
4	0252	LEAN-TO W/	0	0	0	1.00	UT	200.00	200.00	100	2023	2022		100	200																
TOTAL OB/XF																	9,600														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0700	C	MISC RES	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000														
2	6200	A	PASTURE 3	0		00	0.00	0.00	7.72	AC		1.00	1.00	1.00	280.00	280.00	2,162														
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	7.72	AC		1.00	1.00	1.00	9,000.00	9,000.00	69,480														
REVIEW DATE 12/30/2022 BY JD Total Acres: 8.72 Total Land Value: 12,162 Market: 69,480 Agricultural: 2,162 Common: 10,000 PRINTED 05/12/2026 BY SYS																															