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

2027

35-2S-15-00114-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	35215.00	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

1486 NW LOWER SPRINGS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	07/13/2022 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

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	2,506
ASSESSED VALUE	19,256
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,256
TOTAL JUST VALUE	89,080
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,080

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 / U	V / I	RSN CD	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						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
3	0296	SHED METAL	0	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	0	1.00	UT	200.00	200.00	100	2023	2022		100	200	

LAND DESCRIPTION

TOTAL OB/XF 9,600

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	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 11/16/2026 BY SYS