

COMM AT NE COR SE1/4 OF SE1/4, R  
S R/W OF LOWER SPRINGS ROAD, W A  
FT FOR POB, RUN S 1281.91 FT, W

SEARS BEN/SEARS TWYLA S  
10130 90TH TRAIL  
LIVE OAK, FL 32060

**2026**

35-2S-15-00114-002  


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									
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 11,500 <b>TOTAL LAND VALUE - MARKET</b> 120,060 <b>TOTAL MARKET VALUE</b> 22,880 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 22,880 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 22,880 <b>TOTAL JUST VALUE</b> 131,560 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 101,545											
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b> 41234      M H           02/01/2021 30894      M H      549      04/02/2013											
																				<b>SALES DATA</b> OFF RECORD      DATE      TYPE      Q      V      RSN      SALE Number           INST      U      I      CD      PRICE 1456/1989      1/10/2022      WD      U      I      11      100 GRANTOR: BS RANCH LLC GRANTEE: SEARS BEN 1337/1978      5/09/2017      WD      U      V      11      100 GRANTOR: BTKK PROPERTIES LLC GRANTEE: BS RANCH LLC											
<b>TOTALS</b> <b>EXTRA FEATURES</b>										1602 NW LOWER SPRINGS RD, LAKE CITY BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/04/2026      MLU 07/13/2022      SPF											
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	0030	BARN,MT	0	0	18	25	450.00	UT	9.00	9.00	100	2014	2014	3	100	4,050															
2	0252	LEAN-TO W/	0	0	12	25	300.00	UT	1.50	1.50	100	2014	2014	3	100	450															
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000															
										<b>TOTAL OB/XF</b> 11,500																					
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	CONSVR							
1	9901	C	AC/XFOB	0		00	0.00	0.00	1.01	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,060														
2	6200	A	PASTURE 3	0		00	0.00	0.00	19.00	AC		1.00	1.00	1.00	280.00	280.00	5,320														
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	19.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	114,000														
<b>REVIEW DATE</b> 12/30/2022 <b>BY</b> JD    Total Acres: 20.01    Total Land Value: 11,380    Market: 114,000    Agricultural: 5,320    Common: 6,060 <b>PRINTED 05/12/2026 BY SYS</b>																															