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

2027

35-2S-15-00114-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
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

1602 NW LOWER SPRINGS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	07/13/2022 SPF

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	11,500
TOTAL LAND VALUE - MARKET	120,060
TOTAL MARKET VALUE	22,880
SOH/AGL Deduction	0
ASSESSED VALUE	22,880
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,880
TOTAL JUST VALUE	131,560
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41234	M H		02/01/2021
30894	M H	549	04/02/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE 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						

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	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	

LAND DESCRIPTION

TOTAL OB/XF 11,500

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	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							

REVIEW DATE 12/30/2022 BY JD Total Acres: 20.01 Total Land Value: 11,380 Market: 114,000 Agricultural: 5,320 Common: 6,060 PRINTED 11/17/2026 BY SYS