COMM AT NE COR OF SE1/4 OF SE1/4
FT FOR POB CONT S 578.86 FT, W 6
579.18 FT, E 648.15 FT TO POB AK

WATERS JOHN TIM/CROFT TAMI J CROFT
309 NW WHISPERING CT
LAKE CITY, FL 32055-7527

2027

35-2S-15-00114-003

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

309 NW WHISPERING CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

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	10,024
TOTAL LAND VALUE - MARKET	79,480
TOTAL MARKET VALUE	22,186
SOH/AGL Deduction	0
ASSESSED VALUE	22,186
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,186
TOTAL JUST VALUE	89,504
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1201/0458	9/02/2010	WD	U	V	40	80,000

GRANTOR: GREYSTONE LAND CO

GRANTEE: JOHN TIM WATERS & T

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	0296	SHED METAL	0	0	11	36	396.00	UT	9.00	9.00	100	2010	2010	3	100	3,564	
2	0040	BARN,POLE	0	0	32	36	1,152.00	UT	5.00	5.00	100	2013	2013	3	100	5,760	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 10,024

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 11/17/2026 BY SYS