

COMM AT NW COR OF NORTHRLY
 TERMINUS OF R/W OF DOUGLAS RD,
 RUN N5DEGE 199.88 FT, W 10.01

VICTORY LAND HOLDINGS LLC
 2008 OHIO AVE N
 LIVE OAK, FL 32060

2026

35-3S-16-02518-999


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: 1 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 520,803 TOTAL MARKET VALUE 520,803 SOH/AGL Deduction 29,761 ASSESSED VALUE 491,042 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 491,042 TOTAL JUST VALUE 520,803 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 446,402																														
																				LAND: 2:1: JOINS 02519-000																														
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TOTALS																																																		
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																																		
LAND DESCRIPTION																	TOTAL OB/XF 0																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																										
1	1010	C	COMM ACRGE	0		RSF-2	0.00	0.00	186,001.00	SF		1.00	1.00	0.80	3.50	2.80	520,803																																	
REVIEW DATE 05/12/2026 BY MLU Total Acres: 4.27 Total Land Value: 520,803 Market: 0 Agricultural: 0 Common: 520,803 PRINTED 06/19/2026 BY SYS																																																		