

E1/2 OF NE1/4 & BEG NE COR OF SE
 CHS, SE 25.70 CHS TO RD, E 2.80
 N TO POB, EX 17.75 AC IN SE COR

REAL TERRACE LLC
 1096 SW MAIN BLVD
 LAKE CITY, FL 32025

2026

35-3S-16-02519-000


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 731,300 TOTAL MARKET VALUE 4,857 SOH/AGL Deduction 0 ASSESSED VALUE 4,857 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 4,857 TOTAL JUST VALUE 731,300 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 731,300											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1515/1770 5/30/2024 WD Q V 01 900,000 GRANTOR: OVERFLOW LAND TRUST GRANTEE: REAL TERRACE LLC											
																				BUILDING NOTES											
																				BUILDING DIMENSIONS											
TOTALS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE											
EXTRA FEATURES										L	OB/XF	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	5997	A	RIVERS/BAYS/	0		00	0.00	0.00	58.06	AC		1.00	1.00	1.00	25.00	25.00	1,452														
2	5700	A	TIMBER 4	0		00	0.00	0.00	15.00	AC		1.00	1.00	1.00	227.00	227.00	3,405														
3	9910	M	MKT.VAL.AG	0		CG	0.00	0.00	73.13	AC		1.00	1.00	1.00	10,000.00	10,000.00	731,300														