COMM AT INTERSECTION OF N R/W OF WEST & E BNDRY OF BROOKSIDE S/D, R/W 275.03 FT, N 856.99 FT FOR P

COLUMBIA COUNTY, FLORIDA
P O BOX 1539
LAKE CITY, FL 32056

2026

35-3S-16-02585-012

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY IMP	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35316.030 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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		145,152
TOTAL MARKET VALUE		145,152
SOH/AGL Deduction		0
ASSESSED VALUE		145,152
TOTAL EXEMPTION VALUE	03	145,152
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		145,152
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1275/0314	5/20/2014	WD	U	V	18	515,000
GRANTOR: TD BANK N A						
GRANTEE: COLUMBIA COUNTY FLO						
1241/0422	8/24/2012	WD	U	V	12	1,135,600
GRANTOR: WSTFLD GRP LLLP (NKA						
GRANTEE: TD BANK N A						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1000	C	VACANT COMME	0		00	0.00	0.00	2.56	AC		1.00	1.00	0.90	63,000.00	56,700.00	145,152							

REVIEW DATE 05/14/2026 BY MLU Total Acres: 2.56 Total Land Value: 145,152 Market: 0 Agricultural: 0 Common: 145,152 PRINTED 06/19/2026 BY SYS