COMM SE COR OF SW1/4, N 543.69 F
N 778.20 FT, W 2649.94 FT, S 778
2648.62 FT TO POB.

MUSGROVE STACI/HEINMULLER CHRISTA
640 SW WILDER CT
LAKE CITY, FL 32024

2027

35-4S-15-00410-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35415.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	7,000
TOTAL LAND VALUE - MARKET	283,980
TOTAL MARKET VALUE	26,586
SOH/AGL Deduction	2,284
ASSESSED VALUE	24,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,302
TOTAL JUST VALUE	290,980
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	290,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/776	10/01/2026	PR	U	I	11	0
GRANTOR: MUSGROVE STACI AS PR						
GRANTEE: MUSGROVE STACI						
1300/1285	8/27/2015	WD	U	V	30	85,000
GRANTOR: FREDA V FLAMM						
GRANTEE: FRED N VINING JR						

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	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 7,000

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	38.33	AC		1.00	1.00	1.00	445.00	445.00	17,057							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	281.00	281.00	2,529							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	47.33	AC		1.00	1.00	1.00	6,000.00	6,000.00	283,980							

REVIEW DATE 07/05/2016 BY DF Total Acres: 47.33 Total Land Value: 19,586 Market: 283,980 Agricultural: 19,586 Common: 0 PRINTED 11/17/2026 BY SYS