

COMM SE COR OF NE1/4 OF NE1/4, N
 POB, W 283.56 FT, S 138.75 FT, W
 207.29 FT, W 16.08 FT, N 452.02

LOVELY CHRISTIAN ALLEN
 462 SW COOPER TER
 FORT WHITE, FL 32038

2026

36-6S-16-04086-001



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: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 16,320 TOTAL MARKET VALUE 16,320 SOH/AGL Deduction 10,866 ASSESSED VALUE 5,454 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 5,454 TOTAL JUST VALUE 16,320 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE										
DOR CODE 0000 VACANT																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1568/1793 5/18/2026 WD Q V 01 15,000 GRANTOR: BREWER CAROLYN TRUST GRANTEE: LOVELY CHRISTIAN AL											
MAP NUM MKT AREA 02																				BLD DATE LGL DATE XF DATE LAND DATE 05/06/2026 MLU INC DATE AG DATE											
NEIGHBORHOOD/LOC 36616.00 1.00/																				BUILDING NOTES BUILDING DIMENSIONS											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
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	0000	C	VAC RES	0		A-1	0.00	0.00	1.02	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,320														
REVIEW DATE 05/12/2020 BY JB Total Acres: 1.02 Total Land Value: 16,320 Market: 0 Agricultural: 0 Common: 16,320 PRINTED 06/10/2026 BY SYS																															