COMM NE COR OF SW1/4, W 990.53 F
W 330 52 FT, S 1319 24 FT, E 330
1319.23 FT TO POB (AKA PARCEL 1)

MCCULLERS MICHAEL
PO BOX 357791
GAINESVILLE, FL 32635

2026

32-6S-16-04016-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

MARKET ADJUSTMENTS

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	120,120
TOTAL MARKET VALUE	5,610
SOH/AGL Deduction	0
ASSESSED VALUE	5,610
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,610
TOTAL JUST VALUE	120,120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,120

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	32616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054088	Electrical Servic		09/18/2025
000054087	Right-of-Way Acce		09/18/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
/	8/28/2019	WD	Q	V	01	87,000
GRANTOR:						
GRANTEE: CONFIDENTIAL						
1173/0884	5/15/2009	WD	Q	V	01	130,000
GRANTOR: MICHAEL & LISA DAVIS						
GRANTEE: ARMANDO C SALAZAR						

BLD DATE		LGL DATE	04/08/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	16.00	AC		1.00	1.00	1.00	280.00	280.00	4,480							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	4.02	AC		1.00	1.00	1.00	281.00	281.00	1,130							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	20.02	AC		1.00	1.00	1.00	6,000.00	6,000.00	120,120							

REVIEW DATE 04/08/2025 BY MLU Total Acres 20.02 Total Land Value 5,610 Market. 120,120 Agricultural 5,610 Common 0 PRINTED 10/31/2025 BY robin