LOT 19 BLOCK A UNIT II OLUSTEE C
787-1602, 790-10, WD 1019-573, W

DENT GREGORY/DENT JUDITH
654 SE BALD EAGLE LP
LAKE CITY, FL 32025

2026

01-6S-17-09532-119

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1617.0100 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	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	64,339
TOTAL MARKET VALUE	64,339
SOH/AGL Deduction	15,257
ASSESSED VALUE	49,082
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,082
TOTAL JUST VALUE	64,339
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,339

SALE:1:1: LOT 19 BLOCK A OLUSTEE CREEK ESTATES UNI

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1552/1338	10/22/2025	WD	Q	V	01	185,000
GRANTOR: LEHMAN DOUGLAS L						
GRANTEE: DENT GREGORY						
1019/0573	6/18/2004	WD	Q	V		39,900
GRANTOR: LAWRENCE S & ELAINE S						
GRANTEE: DOUGLAS I & JAMIE L						

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	0000	C	VAC RES	0		A-1	0.00	0.00	9.03	AC		1.00	1.00	0.75	9,500.00	7,125.00	64,339							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 9.03 Total Land Value: 64,339 Market: 0 Agricultural: 0 Common: 64,339 PRINTED 11/17/2025 BY SYS