NE1/4 OF NE1/4. (GATEWAY YOGI BE
TRUST ORB 803-2226, TRUST DEED 1

DDC-1031 & LJC-1031 & JAW-1031
291 NW MAIN BLVD
LAKE CITY, FL 32055

2026

03-4S-16-02726-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3416.00	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	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	780,000
TOTAL MARKET VALUE	17,800
SOH/AGL Deduction	0
ASSESSED VALUE	17,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,800
TOTAL JUST VALUE	780,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	780,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21486	M H	250	02/05/2004
21466	M H	250	02/02/2004
19048	M H	125	12/14/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1051/1291	7/08/2005	TR	Q	I		1,145,100
GRANTOR: ZAHNER						
GRANTEE: DDC-1031, LJC-1031,						
0803/2226	3/24/1995	WD	U	I	12	0
GRANTOR: JOSEF A & JOSEFINE E						
GRANTEE: JOSEPH F ZAHNER & F						

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	5500	A	TIMBER 2	0		CI	0.00	0.00	40.00	AC		1.00	1.00	1.00	445.00	445.00	17,800							
2	9910	M	MKT.VAL.AG	0		CI	0.00	0.00	40.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	780,000							

REVIEW DATE 09/26/2023 BY JB Total Acres: 40.00 Total Land Value: 17,800 Market: 780,000 Agricultural: 17,800 Common: 0 PRINTED 10/31/2025 BY SYS