S1/2 OF NW1/4 OF SW1/4 LYING W O
TRACY PLACE ST EX 0.30 AC IN NE
A" & BEG AT W R/W OF SR-47 & N R

VANN SAMUEL P SR/VANN WILMA E
131 W DUVAL ST
LAKE CITY, FL 32055

2026

05-4S-17-07679-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	5417.00	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

353 SW TRACY PL, LAKE CITY

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	235,770
TOTAL MARKET VALUE	235,770
SOH/AGL Deduction	0
ASSESSED VALUE	235,770
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,770
TOTAL JUST VALUE	235,770
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0948/0430	2/06/2002	WD	Q	V	01	100
GRANTOR: SAMUEL P VANN SR						
GRANTEE: SAMUEL P VANN REVOC						
0948/0424	2/06/2002	WD	Q	V	01	100
GRANTOR: SAMUEL P VANN SR						
GRANTEE: SAMUEL P VANN REVOC						

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		RSF-2	0.00	0.00	4.00	AC		1.00	1.00	0.25	30,500.00	7,625.00	30,500							
2	1000	C	VACANT COMME	0		CG	0.00	0.00	91,231.00	SF		1.00	1.00	1.00	2.25	2.25	205,270							

REVIEW DATE 09/29/2016 BY DF Total Acres: 6.09 Total Land Value: 235,770 Market: 0 Agricultural: 0 Common: 235,770 PRINTED 11/07/2025 BY SYS