2.35 AC FOR PRIVATE DRIVE AND
TAXIWAY WITHIN COUNTRY
LANDINGS S/D. AKA WINGS RD

COUNTRY LANDINGS HOMEOWNERS ASSOC. INC AT CANNON C
115 SW CHALLENGER LANE
LAKE CITY, FL 32025

2025

07-4S-17-08106-099

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9400	RIGHTS-OF-WAY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	7417.0400 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	06/23/2021 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	24
TOTAL MARKET VALUE	24
SOH/AGL Deduction	0
ASSESSED VALUE	24
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24
TOTAL JUST VALUE	24
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	24

LAND:1:1: PRIVATE DRIVE & TAXIWAY

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1229/1059	4/05/2011	WD	U	V	11	100
GRANTOR: F C CARROLL PROPERTIE						
GRANTEE: COUNTRY LANDINGS HO						
1198/0987	7/26/2010	FJ	U	V	18	100
GRANTOR: CLERK OF COURT (CARRO						
GRANTEE: COUNTRY LANDINGS HO						

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	9400	C	RIGHTOFWAY	0		00	0.00	0.00	2.35	AC		1.00	1.00	1.00	10.00	10.00	24							

REVIEW DATE 06/23/2021 BY MLU Total Acres: 2.35 Total Land Value: 24 Market: 0 Agricultural: 0 Common: 24 PRINTED 08/15/2025 BY SYS