THE E 90.06 FT OF SE1/4 OF NE1/4
CR-240.

KANIA JOHN A/KANIA SUSAN M
760 19TH ST
NAPLES, FL 34117

2026

12-5S-16-03596-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	12516.00	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

284 SW LITTLE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	11,340
TOTAL MARKET VALUE	18,340
SOH/AGL Deduction	0
ASSESSED VALUE	18,340
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,340
TOTAL JUST VALUE	18,340
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	18,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28996	TR/TRAILER	189	11/12/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1089/1990	7/10/2006	WD	U	V	09	62,000
GRANTOR: JOHN J & JOYCE M WIND						
GRANTEE: JOHN & SUSAN KANIA						
1062/0164	10/14/2005	WD	Q	V	01	13,600
GRANTOR: LINDA N HARRINGTON						
GRANTEE: JOHN J & JOYCE M WI						

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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	3.15	AC		1.00	1.00	0.40	9,000.00	3,600.00	11,340							

REVIEW DATE 09/18/2019 BY KR Total Acres: 3.15 Total Land Value: 11,340 Market: 0 Agricultural: 0 Common: 11,340 PRINTED 11/21/2025 BY SYS