COMM NE COR OF W1/2 OF E1/2, W 1
DEG E 55.36 FT FOR POB, CONT SE
DEG E 875.53 FT TO N EDGE OF NE

DUNAGAN ROBERT/DUNAGAN KATLYN
22636 41ST DR
LAKE CITY, FL 32024

2026

17-1S-17-04533-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	17117.00	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	05/15/2023 MLU
XF DATE		LAND DATE	
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	120,600
TOTAL MARKET VALUE	120,600
SOH/AGL Deduction	0
ASSESSED VALUE	120,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	120,600
TOTAL JUST VALUE	120,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1551/1711	9/19/2025	PR	Q	V	01	100,000
GRANTOR: GIEBEIG PETER W SR						
GRANTEE: DUNAGAN ROBERT						
1522/310	8/23/2024	TR	U	V	11	100
GRANTOR: RIESS GEORGE ANDREW A						
GRANTEE: GIEBEIG PETER W SR						

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	9900	C	AC NON-AG	0					20.10	AC		1.00	1.00	1.00	6,000.00	6,000.00	120,600							

REVIEW DATE 05/15/2023 BY MLU Total Acres: 20.10 Total Land Value: 120,600 Market: 0 Agricultural: 0 Common: 120,600 PRINTED 10/17/2025 BY SYS