COMM NE COR, RUN W 2112.65 FT TO ACCESS R/W OF I-75 FOR POB, RUN E ALONG R/W 2745.72 FT TO E LINE

REGISTER DANIEL P SR/REGISTER STACIE
P O BOX 1683
LAKE CITY, FL 32056

2026

17-3S-16-02162-021

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	17316.00	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

674 NW CARR CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	39,000
TOTAL LAND VALUE - MARKET	490,500
TOTAL MARKET VALUE	78,798
SOH/AGL Deduction	0
ASSESSED VALUE	78,798
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,798
TOTAL JUST VALUE	529,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	529,500

LAND:2:1: EXTENSIVE FENCING AND CROSS FENCING

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19756	PUMP/UTPOL	30	07/18/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1307/1145	1/07/2016	WD	Q	I	01	360,000
GRANTOR: DONALD L & KATHY S ST						
GRANTEE: DANIEL P SR & STACI						
1015/2923	5/14/2004	WD	Q	V		340,000
GRANTOR: HARRY & MADALINE R BU						
GRANTEE: DONALD L & KATHY S						

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0040	BARN,POLE	0	0	46	100	1.00	UT	23,000.00	23,000.00	100	2023	2022		100	23,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	4,200.00	4,200.00	100	2023	2022		100	4,200	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	4,200.00	4,200.00	100	2023	2022		100	4,200	

LAND DESCRIPTION

TOTAL OB/XF 39,000

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	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	90.00	AC		1.00	1.00	1.20	280.00	336.00	30,240							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	18.00	AC		1.00	1.00	1.00	281.00	281.00	5,058							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	108.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	486,000							

REVIEW DATE 01/31/2023 BY KS Total Acres: 109.00 Total Land Value: 39,798 Market: 486,000 Agricultural: 35,298 Common: 4,500 PRINTED 11/06/2025 BY SYS