ALL THAT PORTION OF SE1/4 & S1/2
AS LIES E OF HIGHLAND AVE & S OF
ACCORDING TO PLAT REC IN PLAT BO

PARKER DEVELOPMENT LLC
P O BOX 336
WELLBORN, FL 32094

2026

17-4S-17-08440-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	17417.020 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	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	53,900
TOTAL MARKET VALUE	53,900
SOH/AGL Deduction	0
ASSESSED VALUE	53,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,900
TOTAL JUST VALUE	53,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1400/2161	12/06/2019	WD	Q	V	01	61,500
GRANTOR: LAND HOLDINGS OF LAKE						
GRANTEE: PARKER DEVELOPMENT						
1400/2157	12/06/2019	WD	U	V	11	100
GRANTOR: THOMAS EAGLE, STEPHEN						
GRANTEE: LAND HOLDINGS OF LA						

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	1000	C	VACANT COMME	0		CG	0.00	0.00	5.50	AC		1.00	1.00	0.70	14,000.00	9,800.00	53,900							

REVIEW DATE 05/04/2017 BY BC Total Acres: 5.50 Total Land Value: 53,900 Market: 0 Agricultural: 0 Common: 53,900 PRINTED 11/18/2025 BY SYS