COMM AT INTER OF S LINE OF
N1/2 OF NE1/4 OF SE1/4 OF SEC
& E R/W OF US HWY 41, N 29 DEG

AGANS WILLIAM/AGANS JENNIFER
149 SE HILLCREST LN
LAKE CITY, FL 32025-2259

2026

28-4S-17-08825-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28417.00	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	04/07/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	14,280
TOTAL MARKET VALUE	14,280
SOH/AGL Deduction	2,782
ASSESSED VALUE	11,498
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,498
TOTAL JUST VALUE	14,280
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	14,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1398/1775	11/06/2019	QC	U	V	11	100

GRANTOR: WILLIAM & DONNA DUNCA

GRANTEE: WILLIAM & JENNIFER

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	0000	C	VAC RES	0		A-1	0.00	0.00	1.02	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,280							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 1.02 Total Land Value: 14,280 Market: 0 Agricultural: 0 Common: 14,280 PRINTED 11/18/2025 BY SYS