

2025

863-1754, 1003-1629, 1147-949, P



BUILDING CHARACTERISTICS						
ELEMENT	CD	CONSTRUCTION				
DOR CODE	0000	VACANT				
MAP NUM		MKT AREA	01			
NEIGHBORHOOD/LOC	30316.010	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		401 NW NOGEL RD, LAKE CITY						04/07/2025	MLU
XF DATE		LAND DATE									
INC DATE		AG DATE									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD
VALUATION BY			
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			0
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			55,000
SOH/AGL Deduction			0
ASSESSED VALUE			55,000
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			55,000
TOTAL JUST VALUE			55,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			50,000

SALE:1:1: DIX IS ONE OF TRUSTEES/ MULTI PARCEL			
LAND:1:1: LOT 1 = 5.02 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1462/921	3/18/2022	WD	Q	V	01	65,900
GRANTOR: LACHANCE HAROLD						
GRANTEE: SPATES MAURICE						
1421/0811	10/08/2020	WD	Q	V	01	47,000
GRANTOR: JOHN MICHAEL BOWDOIN						
GRANTEE: HAROLD LACHANCE & S						

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE

INC DATE		LGL DATE		04/07/2025	MLU
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BUILDING NOTES														

BUILDING DIMENSIONS														

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							