BEG SW COR & RUN W 197.42 FT TO CANSA RD & TO PT ON CURVE, RUN N SE'TERLY R/W 516.84 FT, THENCE E

OATES DOUGLAS/OATES CONNIE
1417 NW CANSA RD
LAKE CITY, FL 32055

2026

31-1S-17-04611-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

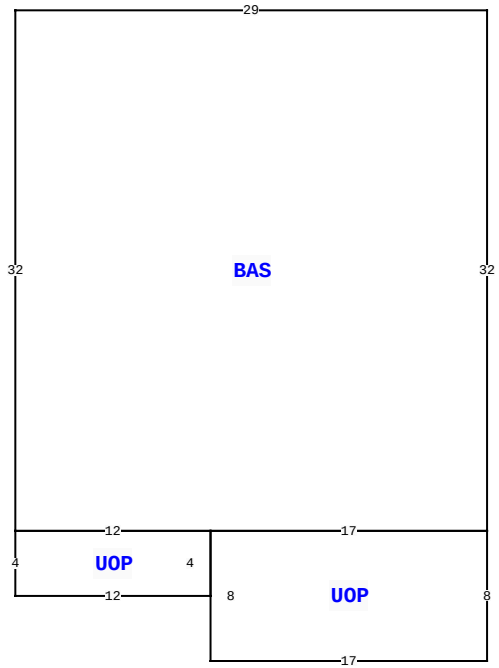
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	01	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	31117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	928	100		928	33,948
UOP	48	20		10	366
UOP	136	20		27	988
TOTALS	1,112			965	35,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	965	50.2500	56.28	54,310	2003	2003	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 2006 Heated Area: 928 HX Base Yr 2006



1417 NW CANSA RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		35,302
TOTAL MARKET OB/XF VALUE		36,600
TOTAL LAND VALUE - MARKET		43,750
TOTAL MARKET VALUE		115,652
SOH/AGL Deduction		41,227
ASSESSED VALUE		74,425
TOTAL EXEMPTION VALUE	HX HB	49,425
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		115,652
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27560	M H	584	01/07/2009
21921	M H	322	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1521/808	8/13/2024	LE	U	I	14	100
GRANTOR: OATES DOUGLAS (ENH LE						
GRANTEE: OATES JOSHUA DOUGLA						
1014/1407	4/22/2004	WD	Q	V	01	100
GRANTOR: PLANTATION A DEEP CRE						
GRANTEE: DOUGLAS & CONNIE OA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S32 UOP= S4 E12 N4 W12$ E12 UOP= S8 E17 N8 W17$ E17 N32$.

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	0296	SHED METAL	0	100	10	14	140.00	UT	5.00	5.00	100	2004	2004	3	100	700	
2	0031	BARN,MT AE	0	100	42	60	2,520.00	UT	7.50	7.50	100	2004	2004	3	100	18,900	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 36,600

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	0100	C	SFR	100		A-1	0.00	0.00	6.25	AC		1.00	1.00	1.00	7,000.00	7,000.00	43,750							

REVIEW DATE 07/21/2015 BY DF Total Acres: 6.25 Total Land Value: 43,750 Market: 0 Agricultural: 0 Common: 43,750 PRINTED 11/19/2025 BY SYS