COMM AT SW COR OF SW1/4 OF NW 1/
TO POB, E 420.13 FT, N 208.05 FT
208.05 FT TO POB.

DOUGHERTY MCCARTNEY C/FRESE CARLA JEAN
960 SW ARBOR LN
LAKE CITY, FL 32024

2026

31-3S-16-02417-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	31316.00	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

979 SW HUNTER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	8,000
TOTAL MARKET VALUE	8,000
SOH/AGL Deduction	0
ASSESSED VALUE	8,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,000
TOTAL JUST VALUE	8,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	8,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049966	New Residential C	372,000	05/28/2024
000049918	Right-of-Way Acce		05/22/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1512/2693	4/19/2024	WD	U	V	11	100
GRANTOR: DOUGHERTY MCCARTNEY C						
GRANTEE: DOUGHERTY MCCARTNEY						
1499/677	9/21/2023	QC	U	V	11	100
GRANTOR: GRANITE CARLA J						
GRANTEE: DOUGHERTY MCCARTNEY						

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					2.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	8,000							

REVIEW DATE 07/17/2023 BY KS Total Acres: 2.00 Total Land Value: 8,000 Market: 0 Agricultural: 0 Common: 8,000 PRINTED 10/10/2025 BY SYS