W1/2 OF NE1/4 OF NW1/4 OF NE1/4. W 330 FT OF THE E 660 FT OF N1/2 OF NE1/4). THE N 60 FT SUBJ TO R

KNIERLEN DANIEL J
176 NW BREEZE GLN
LAKE CITY, FL 32055

2027

01-3S-16-01901-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	1316.00	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

176 NW BREEZE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		11,560
TOTAL LAND VALUE - MARKET		51,750
TOTAL MARKET VALUE		63,310
SOH/AGL Deduction		8,651
ASSESSED VALUE		54,659
TOTAL EXEMPTION VALUE	VX	5,000
BASE TAXABLE VALUE		49,659
TOTAL JUST VALUE		63,310
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		63,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049034	Electrical Servic	0	01/17/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1480/1068	11/30/2022	WD	U	V	11	100
GRANTOR: THE KEVIN RAGG FAMILY						
GRANTEE: KNIERIEM DANIEL J						
1455/1685	12/21/2021	WD	Q	V	01	32,000
GRANTOR: RAGG KEVIN JOHN TRUST						
GRANTEE: KNIERLEN DANIEL J						

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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	0040	BARN,POLE	0	0	20	24	480.00	UT	6.50	6.50	100	2025	2024		100	3,120	
3	0296	SHED METAL	0	0	8	12	96.00	UT	15.00	15.00	100	2025	2024		100	1,440	

LAND DESCRIPTION

TOTAL OB/XF 11,560

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	0700	C	MISC RES	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.15	9,000.00	10,350.00	51,750							

REVIEW DATE 03/12/2025 BY TW — Total Acres: 5.00 — Total Land Value: 51,750 — Market: 0 — Agricultural: 0 — Common: 51,750 — PRINTED 11/17/2026 BY SYS