

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

2026

01-3S-16-01901-007



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 11,560 TOTAL LAND VALUE - MARKET 40,250 TOTAL MARKET VALUE 51,810 SOH/AGL Deduction 2,120 ASSESSED VALUE 49,690 TOTAL EXEMPTION VALUE vx 5,000 BASE TAXABLE VALUE 44,690 TOTAL JUST VALUE 51,810 NCON VALUE 0 INCOME VALUE 0 PREVIOUS YEAR MKT VALUE 51,810																																																										
																				PERMIT NUM DESCRIPTION AMT ISSUED 000049034 Electrical Servic 0 01/17/2024																																																										
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1480/1068</td> <td>11/30/2022</td> <td>WD</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: THE KEVIN RAGG FAMILY</td> </tr> <tr> <td colspan="7">GRANTEE: KNIERIEM DANIEL J</td> </tr> <tr> <td>1455/1685</td> <td>12/21/2021</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>32,000</td> </tr> <tr> <td colspan="7">GRANTOR: RAGG KEVIN JOHN TRUST</td> </tr> <tr> <td colspan="7">GRANTEE: KNIERLEN DANIEL J</td> </tr> </tbody> </table>										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						
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TOTALS																				BLD DATE LGL DATE XF DATE LAND DATE 04/15/2025 MLU INC DATE AG DATE																																																										
EXTRA FEATURES										176 NW BREEZE GLN, LAKE CITY																																																																				
L N	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																																																														
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	7,000.00	8,050.00	40,250																																																													
REVIEW DATE 03/12/2025 BY TW Total Acres: 5.00 Total Land Value: 40,250 Market: 0 Agricultural: 0 Common: 40,250 PRINTED 03/26/2026 BY SYS																																																																														