

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									
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 11,560 <b>TOTAL LAND VALUE - MARKET</b> 51,750 <b>TOTAL MARKET VALUE</b> 63,310 <b>SOH/AGL Deduction</b> 13,620 <b>ASSESSED VALUE</b> 49,690 <b>TOTAL EXEMPTION VALUE</b> vx 5,000 <b>BASE TAXABLE VALUE</b> 44,690 <b>TOTAL JUST VALUE</b> 63,310 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 51,810											
DOR CODE		0700 MISC IMPROVED																													
MAP NUM		1316.00 1.00/																													
NEIGHBORHOOD/LOC		1316.00 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
<b>TOTALS</b>																															
<b>EXTRA FEATURES</b>										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															
										<b>TOTAL OB/XF</b> 11,560																					
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	9,000.00	10,350.00	51,750														
<b>REVIEW DATE</b> 03/12/2025 <b>BY</b> TW Total Acres: 5.00 Total Land Value: 51,750 Market: 0 Agricultural: 0 Common: 51,750 <b>PRINTED 06/09/2026 BY SYS</b>																															

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