N1/2 OF NE1/4 OF NW1/4 EX 2.50
AC DESC ORB 768-1657.

TANNER CAGNEY L/TANNER SHELBY M
294 SE GOLF CLUB AVE
LAKE CITY, FL 32025

2026

01-3S-16-01906-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	07/15/2022 SPF

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	0
TOTAL LAND VALUE - MARKET	96,250
TOTAL MARKET VALUE	6,978
SOH/AGL Deduction	0
ASSESSED VALUE	6,978
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,978
TOTAL JUST VALUE	96,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1394/2296	4/25/2019	WD	U	V	11	100

GRANTOR: EDSEL R TYRE

GRANTEE: CAGNEY L & SHELBY M

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	15.50	AC		1.00	1.00	1.00	445.00	445.00	6,898							
2	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	40.00	40.00	80							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	17.50	AC		1.00	1.00	1.00	5,500.00	5,500.00	96,250							

REVIEW DATE 04/14/2025 BY MLU Total Acres: 17.50 Total Land Value: 6,978 Market: 96,250 Agricultural: 6,978 Common: 0 PRINTED 05/12/2026 BY SYS