COMM SW COR OF SEC, N 927 FT
TO N R/W OF SW BROOKWOOD DR &
POB, W 34.15 FT, N 15 DEG E

BUZZELLA ANTHONY J III/BUZZELLA ABIGAIL R
174 SW BROOKWOOD DR
LAKE CITY, FL 32024

2026

02-5S-16-03444-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2516.0400 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	04/22/2026 MLU
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	800
TOTAL LAND VALUE - MARKET	65,400
TOTAL MARKET VALUE	66,200
SOH/AGL Deduction	17,920
ASSESSED VALUE	48,280
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,280
TOTAL JUST VALUE	66,200
NCON VALUE	800
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1405/0421	1/31/2020	WD	Q	V	01	47,000
GRANTOR: ROBERT A & MARGARET I						
GRANTEE: ANTHONY J III & ABI						
0350/0612	9/15/1975	WD	Q	V	01	1,100
GRANTOR: TERRY MCDAVID AS TRUS						
GRANTEE: ROBERT A & MARGARET						

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 800

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		00	0.00	0.00	6.54	AC		1.00	1.00	1.00	10,000.00	10,000.00	65,400							

REVIEW DATE 04/22/2026 BY MLU Total Acres: 6.54 Total Land Value: 65,400 Market: 0 Agricultural: 0 Common: 65,400 PRINTED 06/08/2026 BY SYS