W1/2 OF SW1/4 EX E1/2 OF NE 1/4
SW1/4 & EX R/W PER ORB 170-110 &
IN ORB 590-376 & EX ORB 889-1171

SUWANNEE RIVER WATER MANAGEMENT DISTRICT
9225 COUNTY ROAD 49
LIVE OAK, FL 32060

2026

03-4S-17-07486-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8700	TIITF IMP	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3417.00	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	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		238,650
TOTAL MARKET VALUE		238,650
SOH/AGL Deduction		56,192
ASSESSED VALUE		182,458
TOTAL EXEMPTION VALUE	05	182,458
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		238,650
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053742	Right-of-Way Acce		07/31/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1298/0943	7/23/2015	CT	U	V	18	300,000
GRANTOR: CLERK OF COURT (EL RA						
GRANTEE: SUWANNEE RIVER WATE						
1234/2534	5/03/2011	SD	U	V	18	100
GRANTOR: MARK HUNTER (SHERIFF						
GRANTEE: SUWANNEE RIVER WATE						

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	8700	C	STATE	0		A-1	0.00	0.00	47.73	AC		1.00	1.00	1.00	5,000.00	5,000.00	238,650							

REVIEW DATE 05/01/2026 BY robin Total Acres: 47.73 Total Land Value: 238,650 Market: 0 Agricultural: 0 Common: 238,650 PRINTED 06/22/2026 BY SYS