W1/2 OF NW1/4, EX RIGHT OF WAY P
EX OAK HILL ESTATES REPLAT, (PLA
EX OAK HILL ESTATE REPLAT ADDN'T

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

2026

03-4S-17-07487-000

COLUMBIA COUNTY PROPERTY

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	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		91,200
TOTAL MARKET VALUE		91,200
SOH/AGL Deduction		2,184
ASSESSED VALUE		89,016
TOTAL EXEMPTION VALUE	05	89,016
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		91,200
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		91,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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 (SHERIFFS						
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	12.16	AC		1.00	1.00	1.00	7,500.00	7,500.00	91,200							

REVIEW DATE 04/09/2025 BY MLU Total Acres: 12.16 Total Land Value: 91,200 Market: 0 Agricultural: 0 Common: 91,200 PRINTED 05/12/2026 BY SYS