COMM SE COR, RUN N 15.49 FT
FOR POB, RUN W 483.12 FT TO E
R/W SR-47, NE ALONG R/W 557.25

HOGAN DON/HOGAN SHERON E
452 SW PECAN GLN
LAKE CITY, FL 32024

2027

03-5S-16-03446-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	8417.0300 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

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	15,360
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	75,360
SOH/AGL Deduction	7,138
ASSESSED VALUE	68,222
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,222
TOTAL JUST VALUE	75,360
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17491	M H	125	10/03/2000
6753	M H	60	01/14/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0768/2487	12/21/1992	WD	Q	V		20,000
GRANTOR: FRED C NEAL III						
GRANTEE: DON HOGAN						
0557/0040	2/01/1985	WD	Q	V	01	17,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

7745 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	2,000	
2	0296	SHED METAL	0	0	10	12	120.00	UT	12.00	12.00	100	2007	2007	3	100	1,440	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	10	16	160.00	UT	12.00	12.00	100	2007	2007	3	100	1,920	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 15,360

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	0700	C	MISC RES	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							

REVIEW DATE 02/06/2026 BY KS Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS