

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

2026

03-5S-16-03446-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	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 13,340 ASSESSED VALUE 62,020 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 62,020 TOTAL JUST VALUE 75,360 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 70,360											
DOR CODE 0700 MISC IMPROVED																				PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 01																				17491 M H 125 10/03/2000											
NEIGHBORHOOD/LOC 8417.0300 1.00/																				6753 M H 60 01/14/1993											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/22/2026 MLU											
EXTRA FEATURES										7745 SW STATE ROAD 47 , LAKE CITY																					
L N	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														
										TOTAL OB/XF 15,360																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 06/08/2026 BY SYS																															

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