3 AC OFF E SIDE OF NW1/4 OF SE1/
CALCULATED) (NARROW STRIP OF LAN

ADAMS CRAIG/ADAMS JENNIFER
452 SW PECAN GLN
LAKE CITY, FL 32025

2026

03-5S-16-03466-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	3516.00	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	
INC DATE		AG DATE	

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	0
TOTAL LAND VALUE - MARKET	2,265
TOTAL MARKET VALUE	2,265
SOH/AGL Deduction	0
ASSESSED VALUE	2,265
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,265
TOTAL JUST VALUE	2,265
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1119/2424	5/22/2007	WD	Q	V		2,500
GRANTOR: CHRIS L DAVIS						
GRANTEE: CRAIG & JENNIFER AD						
1093/1746	8/22/2006	TD	Q	V	01	1,500
GRANTOR: CLERK OF COURTS (W T						
GRANTEE: CHRIS L DAVIS SR						

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	0000	C	VAC RES	0		A-1	0.00	0.00	1.51	AC		1.00	1.00	1.00	1,500.00	1,500.00	2,265							

REVIEW DATE 10/01/2019 BY KR Total Acres: 1.51 Total Land Value: 2,265 Market: 0 Agricultural: 0 Common: 2,265 PRINTED 06/09/2026 BY SYS