LOT 7 APPALACHIE TRACE UNR: COM
NE1/4, RUN N 521.27 FT FOR POB,
80 DEG E 1067.33 FT TO W R/W OF

ANUEZ LUIS SR
422 NW ZACK DR
LAKE CITY, FL 32055

2027

03-6S-16-03766-107

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3616.0100	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	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	110,880
TOTAL MARKET VALUE	110,880
SOH/AGL Deduction	30,521
ASSESSED VALUE	80,359
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,359
TOTAL JUST VALUE	110,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/2225	2/10/2026	LE	U	V	14	100
GRANTOR: ANUEZ LUIS SR (ENH LI						
GRANTEE: ANUEZ NOAH RYAN (RM						
1311/0721	3/01/2016	WD	Q	V	01	45,000
GRANTOR: COLUMBIA TIMBERLANDS						
GRANTEE: LUIS ANUEZ SR (SING						

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	10.08	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,880							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.08 Total Land Value: 110,880 Market: 0 Agricultural: 0 Common: 110,880 PRINTED 11/17/2026 BY SYS