

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

2026

03-6S-16-03766-107



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 0 TOTAL LAND VALUE - MARKET 110,880 TOTAL MARKET VALUE 110,880 SOH/AGL Deduction 37,826 ASSESSED VALUE 73,054 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 73,054 TOTAL JUST VALUE 110,880 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 95,760									
DOR CODE		0000 VACANT																		PERMIT NUM				DESCRIPTION				AMT		ISSUED	
MAP NUM																															
NEIGHBORHOOD/LOC		3616.0100 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											SALES DATA															
																OFF RECORD Number DATE TYPE INST Q / V / 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)															
TOTALS										BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/06/2026 MLU									
EXTRA FEATURES										L	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											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/13/2026 BY SYS																															