

S1/2 OF NW1/4 OF SW1/4 LYING W O
 TRACY PLACE ST EX 0.30 AC IN NE
 A" & BEG AT W R/W OF SR-47 & N R

VANN SAMUEL P SR/VANN WILMA E
 131 W DUVAL ST
 LAKE CITY, FL 32055

2026

05-4S-17-07679-000


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 Tax Group: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 258,578 TOTAL MARKET VALUE 258,578 SOH/AGL Deduction 0 ASSESSED VALUE 258,578 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 258,578 TOTAL JUST VALUE 258,578 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 235,770																																																										
																				PERMIT NUM DESCRIPTION AMT ISSUED 																																																										
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>0948/0430</td> <td>2/06/2002</td> <td>WD Q</td> <td>V</td> <td>01</td> <td></td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: SAMUEL P VANN SR</td> </tr> <tr> <td colspan="7">GRANTEE: SAMUEL P VANN REVOC</td> </tr> <tr> <td>0948/0424</td> <td>2/06/2002</td> <td>WD Q</td> <td>V</td> <td>01</td> <td></td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: SAMUEL P VANN SR</td> </tr> <tr> <td colspan="7">GRANTEE: SAMUEL P VANN REVOC</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	0948/0430	2/06/2002	WD Q	V	01		100	GRANTOR: SAMUEL P VANN SR							GRANTEE: SAMUEL P VANN REVOC							0948/0424	2/06/2002	WD Q	V	01		100	GRANTOR: SAMUEL P VANN SR							GRANTEE: SAMUEL P VANN REVOC						
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TOTALS EXTRA FEATURES										353 SW TRACY PL, LAKE CITY BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/14/2026 MLU																																																										
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																																																														
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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		RSF-2	0.00	0.00	4.00	AC		1.00	1.00	0.25	30,500.00	7,625.00	30,500																																																													
2	1000	C	VACANT COMME	0		CG	0.00	0.00	91,231.00	SF		1.00	1.00	1.00	2.50	2.50	228,078																																																													
REVIEW DATE 05/14/2026 BY MLU Total Acres: 6.09 Total Land Value: 258,578 Market: 0 Agricultural: 0 Common: 258,578 PRINTED 06/23/2026 BY SYS																																																																														