N1/2 OF NE1/4.

529-266, 740-801, 796-1280, PR 8

DOUGLAS PATRICK/DEMAS THOMAS
177 NW MADISON ST
LAKE CITY, FL 32055

2026

07-2S-17-04675-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	7217.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

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

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	04/11/2025 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	223,664
TOTAL MARKET VALUE	22,446
SOH/AGL Deduction	0
ASSESSED VALUE	22,446
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,446
TOTAL JUST VALUE	223,664
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/201	12/19/2024	PR	U	V	11	100
GRANTOR: RIESS GEORGE ANDREWS						
GRANTEE: DEMAS THOMAS						
1530/199	12/19/2024	TR	U	V	37	85,000
GRANTOR: CALHOUN CHARITY ALISA						
GRANTEE: DOUGLAS PATRICK						

BUILDING NOTES

BUILDING DIMENSIONS

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	5600	A	TIMBER 3	0					79.88	AC		1.00	1.00	1.00	281.00	281.00	22,446							
2	9910	M	MKT.VAL.AG	0					79.88	AC		1.00	1.00	1.00	2,800.00	2,800.00	223,664							

REVIEW DATE 04/11/2025 BY MLU Total Acres: 79.88 Total Land Value: 22,446 Market: 223,664 Agricultural: 22,446 Common: 0 PRINTED 06/15/2026 BY SYS