LOT 4 COUNTRY LANDINGS S/D
820-229, 916-963, CT 1116-23, WD

THE 161 CHALLENGER LAND TRUST DATED NOVEMBER 7, 20
4803 BRAE BURN AVE
SARASOTA, FL 34234

2027

07-4S-17-08106-104

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	7417.0400 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

161 SW CHALLENGER LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	8,750
TOTAL MARKET VALUE	8,750
SOH/AGL Deduction	0
ASSESSED VALUE	8,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,750
TOTAL JUST VALUE	8,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	8,750

LAND:1:1: 0.75 AC. RETENTION POND ON PART OF LOT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/947	11/13/2025	WD	Q	V	01	10,000
GRANTOR: DE MOOR MARC JOSPEH M						
GRANTEE: THE 161 CHALLENGER						
1269/2361	2/19/2014	WD	U	V	11	100
GRANTOR: ANNIE EMILIENNE A VAN						
GRANTEE: DEMOOR MARC JOSPEH						

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		RSF-1	165.00	199.00	1.00	LT		1.00	1.00	0.25	35,000.00	8,750.00	8,750							

REVIEW DATE 01/23/2026 BY TP Total Acres: 0.75 Total Land Value: 8,750 Market: 0 Agricultural: 0 Common: 8,750 PRINTED 11/17/2026 BY SYS