S1/2 OF S1/2 OF SE1/4 & ALL OF
SE1/4 E OF SR-47 EX .47 AC DESC
EX 32.09 AC DESC IN WD 1444-556

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
PO BOX 1089
LAKE CITY, FL 32056

**2026**

**07-4S-17-08142-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 9601 | RETENTION AREA | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 7417.00 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

2744 SW MAIN BLVD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| 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 | | 1,000 |
| TOTAL LAND VALUE - MARKET | | 0 |
| TOTAL MARKET VALUE | | 1,000 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 1,000 |
| TOTAL EXEMPTION VALUE | 05 | 1,000 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 1,000 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1399/2298 | 6/18/2019 | WD | U | V | 30 | 0 |
| GRANTOR: GAIL R CASTELLANOS KN | | | | | | |
| GRANTEE: GAIL R TOWELL TRUST | | | | | | |
| 0913/1659 | 2/23/1980 | QC | Q | V | 01 | 127 |
| GRANTOR: DOROTHY RICHARDS | | | | | | |
| GRANTEE: GAIL R CASTELLANOS | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0140 | CLFENCE 6 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 1,000 | |
| | | | | | | | | | | | | | | | | | |
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## LAND DESCRIPTION

TOTAL OB/XF 1,000

| 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 | 9601 | C | RETENTION AR | 0 | | CI | 0.00 | 0.00 | 2.44 | AC | | 1.00 | 1.00 | 1.00 | 0.00 | 0.00 | 0 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 03/30/2017 BY DF Total Acres: 2.44 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 06/22/2026 BY SYS