COMM SW COR OF LOT 3 BLOCK 4 LAK
HEIGHTS S/D, RUN W 17 FT TO E R/
FOR POB, N ALONG R/W LINE 230.07

MERKEL ALLISON BLAKE/MERKEL JAMES STUART
229 SE OLD MANSE GLN
LAKE CITY, FL 32025

2026

08-4S-17-08225-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8417.0300 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

BLD DATE		LGL DATE	06/23/2021 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	28,417
TOTAL MARKET VALUE	28,417
SOH/AGL Deduction	0
ASSESSED VALUE	28,417
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,417
TOTAL JUST VALUE	28,417
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	28,417

LAND:1:1: 1.58 AC (LOT HAS POOR ACCESS)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1425/1682	12/03/2020	PR	U	I	11	123,500
GRANTOR: MONTGOMERY JOSEPH C						
GRANTEE: MERKEL ALLISON BLAK						
1425/1671	12/03/2020	QC	U	I	11	100
GRANTOR: MERKEL ALLISON BLAKE						
GRANTEE: MERKEL ALLISON BLAK						

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	0020	C	VAC/WATER	0		00	230.00	300.00	230.00	FF		1.00	1.00	0.60	200.00	120.00	27,600							
2	9630	C	SWAMP	0		00	0.00	0.00	4.67	AC		1.00	1.00	1.00	175.00	175.00	817							

REVIEW DATE 06/23/2021 BY MLU Total Acres: 6.25 Total Land Value: 28,417 Market: 0 Agricultural: 0 Common: 28,417 PRINTED 06/08/2026 BY SYS