LOT 40 ROLLING OAKS S/D.
683-398, 733-276, WD 1491-1107,

LOSSNER DAVE ALAN/LOSSNER KATRINA ELIZABETH VOGEL
NW TREELINE GLN
LAKE CITY, FL 32055

2026

09-3S-16-02049-140

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	9316.0100 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

266 NW TREELINE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/12/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,500
TOTAL LAND VALUE - MARKET	60,500
TOTAL MARKET VALUE	69,000
SOH/AGL Deduction	5,200
ASSESSED VALUE	63,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,800
TOTAL JUST VALUE	69,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049116	Electrical Servic	0	01/30/2024
000047754	Storage Building	7,500	07/26/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1497/1107	5/18/2023	WD	Q	V	01	75,000
GRANTOR: HALE VIRGIL L						
GRANTEE: LOSSNER DAVE ALAN						
0733/0276	9/06/1990	WD	Q	V		30,400
GRANTOR: JESSE DUNCAN						
GRANTEE: VIRGIL HALE						

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	0030	BARN,MT	0	0	20	30	1.00	UT	8,500.00	8,500.00	100	2024	2023		100	8,500	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 8,500

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	55,000.00	60,500.00	60,500							

REVIEW DATE 05/23/2024 BY JB Total Acres: 6.21 Total Land Value: 60,500 Market: 0 Agricultural: 0 Common: 60,500 PRINTED 05/08/2026 BY SYS