BEG SE COR LOT 4 FAWNBROOK
S/D, RUN N 200 FT, W 186.41
FT, RUN NW ALONG E LINE OF

SUWANNEE RIVER WATER MGMT DIST
9225 CR-49
LIVE OAK, FL 32060

2027

10-4S-17-08304-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8700	TIITF IMP	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	10417.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 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		125,370
TOTAL MARKET VALUE		125,370
SOH/AGL Deduction		6,179
ASSESSED VALUE		119,191
TOTAL EXEMPTION VALUE	05	119,191
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		125,370
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0959/0370	7/30/2002	WD	Q	V	03	53,800

GRANTOR: L DICKS

GRANTEE: SUWANNEE RIVER WATE

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	8700	C	STATE	0		A-1	0.00	0.00	17.91	AC		1.00	1.00	1.00	7,000.00	7,000.00	125,370							

REVIEW DATE 04/09/2025 BY MLU Total Acres: 17.91 Total Land Value: 125,370 Market: 0 Agricultural: 0 Common: 125,370 PRINTED 11/17/2026 BY SYS