

LOT 1 FAWN BROOK S/D.
ORB 947-696, 999-2389,

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

2026

10-4S-17-08304-101



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 9,250 TOTAL MARKET VALUE 9,250 SOH/AGL Deduction 0 ASSESSED VALUE 9,250 TOTAL EXEMPTION VALUE 05 9,250 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 9,250 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 9,250										
																	SALE: 2:1: \$28,500 SALE IS FOR 3 LOTS LAND: 1:1: 0.50 AC										
DOR CODE 8700 TIITF IMP						MAP NUM						MKT AREA 06				NEIGHBORHOOD/LOC 10417.010 1.00/											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											PERMIT NUM DESCRIPTION AMT ISSUED											
																SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 0999/2389 11/07/2003 WD Q V 02 28,500 GRANTOR: CATHERINE E HUMPHREY 0947/0696 2/14/2002 WD Q V 8,500 GRANTOR: LENVIL DICKS GRANTEE: CATHERINE HUMPHREY											
TOTALS						BLD DATE				LGL DATE				04/21/2023 MLU				BUILDING NOTES									
EXTRA FEATURES						XF DATE				LAND DATE								BUILDING DIMENSIONS									
INC DATE						AG DATE																					
L N	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										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RMF-1	81.00	209.00	1.00	LT		1.00	1.00	0.50	18,500.00	9,250.00	9,250										
																	TOTAL OB/XF 0										
REVIEW DATE 04/21/2023 BY MLU Total Acres: 0.39 Total Land Value: 9,250 Market: 0 Agricultural: 0 Common: 9,250 PRINTED 05/08/2026 BY SYS																											