LOT 3 FAWNBROOK S/D.
ORB 947-697, 999-2389,

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

2026

10-4S-17-08304-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
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	04/14/2026 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		11,250
TOTAL MARKET VALUE		11,250
SOH/AGL Deduction		1,075
ASSESSED VALUE		10,175
TOTAL EXEMPTION VALUE	05	10,175
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		11,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		9,250

SALE:2:1: $28,500 SALE IS FOR 3 VAC LOTS

LAND:1:1: 0.63 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0999/2389	11/07/2003	WD	Q	V	02	28,500
GRANTOR: CATHERINE E HUMPHREY						
GRANTEE: SUWANNEE RIVER WATE						
0947/0697	2/14/2002	WD	Q	V		8,500
GRANTOR: L DICKS						
GRANTEE: CATHERINE HUMPHREY						

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	0000	C	VAC RES	0		RMF-1	100.00	270.00	1.00	LT		1.00	1.00	0.50	22,500.00	11,250.00	11,250							

REVIEW DATE 04/14/2026 BY MLU Total Acres: 0.62 Total Land Value: 11,250 Market: 0 Agricultural: 0 Common: 11,250 PRINTED 05/08/2026 BY SYS