LOT 3 FAWNBROOK ADDITION.
QC 1500-1921, WD 1519-1629

FORTY SEVEN DEVELOPMENT LLC
796 SE COUNTY ROAD 252
LAKE CITY, FL 32025

2026

10-4S-17-08304-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

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	0
BASE TAXABLE VALUE	10,175
TOTAL JUST VALUE	11,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	9,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/1629	7/19/2024	WD	U	V	30	200,000
GRANTOR: PERRY LASHAUN F						
GRANTEE: FORTY SEVEN DEVELOP						
1500/1921	9/22/2023	QC	U	V	11	100
GRANTOR: PERRY LARRY E JR						
GRANTEE: PERRY LASHAUN F						

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	0.00	0.00	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: 0.49 Total Land Value: 11,250 Market: 0 Agricultural: 0 Common: 11,250 PRINTED 05/12/2026 BY SYS