TRACT 5 OF EAGLE'S VIEW UNR S/D
COR OF SE1/4 OF SW1/4, S 411.73
S 66 DEG W 420.81 FT, N 85 DEG W

NEYLON MARGARET T/NEYLON FRANCIS X JR
296 SE NATURE DRIVE
LAKE CITY, FL 32025

2027

11-4S-17-08320-105

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11417.00	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

296 SE NATURE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	121,660
TOTAL MARKET VALUE	121,660
SOH/AGL Deduction	0
ASSESSED VALUE	121,660
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,660
TOTAL JUST VALUE	121,660
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055870	Screen Enclosure	34,817	06/09/2026
000054758	Swimming Pool and	110,282	12/31/2025
000053276	New Residential C	1,282,755	05/30/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/1765	4/08/2025	WD	Q	V	04	92,000
GRANTOR: KYLE JOSEPH						
GRANTEE: NEYLON MARGARET T						
1516/2127	6/10/2024	WD	Q	V	01	82,000
GRANTOR: ADAMS JENNELL K LIVIN						
GRANTEE: KYLE JOSEPH						

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					5.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,110							
2	0000	C	VAC RES	0					6.05	AC		1.00	1.00	1.00	11,000.00	11,000.00	66,550							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 11.06 Total Land Value: 121,660 Market: 0 Agricultural: 0 Common: 121,660 PRINTED 11/17/2026 BY SYS