

TRACT #11 OF EAGLE'S VIEW UNR S/
 COMM AT NW COR OF SW1/4 OF SE1/4
 626.55 FT FOR A POB, E 638 FT TO

LEAR STEVEN D/LEAR PAMELA
 PO BOX 57
 LAKE CITY, FL 32056

2026

11-4S-17-08320-111



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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 59,640 TOTAL MARKET VALUE 59,640 SOH/AGL Deduction 10,437 ASSESSED VALUE 49,203 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 49,203 TOTAL JUST VALUE 59,640 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 44,730											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1515/7 5/20/2024 WD Q V 01 82,000 GRANTOR: ADAMS JENNEL K LIVIN GRANTEE: LEAR STEVEN D											
TOTALS										BLD DATE		LGL DATE		05/06/2026 MLU																	
EXTRA FEATURES										XF DATE		LAND DATE																			
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															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
LAND DESCRIPTION										TOTAL OB/XF																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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					4.97	AC		1.00	1.00	1.00	12,000.00	12,000.00	59,640														
REVIEW DATE 05/06/2026 BY MLU Total Acres: 4.97 Total Land Value: 59,640 Market: 0 Agricultural: 0 Common: 59,640 PRINTED 05/29/2026 BY SYS																															