

COMM NE COR, RUN W 2112.65 FT TO
ACCESS R/W OF I-75 FOR POB, RUN
E ALONG R/W 2745.72 FT TO E LINE

REGISTER DANIEL P SR/REGISTER STACIE
P O BOX 1683
LAKE CITY, FL 32056

2026

17-3S-16-02162-021


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: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 39,000 TOTAL LAND VALUE - MARKET 490,500 TOTAL MARKET VALUE 78,798 SOH/AGL Deduction 0 ASSESSED VALUE 78,798 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 78,798 TOTAL JUST VALUE 529,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 529,500																							
																				LAND:2:1: EXTENSIVE FENCING AND CROSS FENCING																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 19756 PUMP/UTPOL 30 07/18/2002																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1307/1145</td> <td>1/07/2016</td> <td>WD Q</td> <td>I</td> <td>01</td> <td></td> <td>360,000</td> </tr> </tbody> </table> GRANTOR: DONALD L & KATHY S ST GRANTEE: DANIEL P SR & STACI 1015/2923 5/14/2004 WD Q V 340,000 GRANTOR: HARRY & MADALINE R BU GRANTEE: DONALD L & KATHY S										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1307/1145	1/07/2016	WD Q	I	01		360,000
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1307/1145	1/07/2016	WD Q	I	01		360,000																																					
TOTALS										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/16/2023 MLU																																	
EXTRA FEATURES										674 NW CARR CT, LAKE CITY																																	
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																										
1	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600																											
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																											
3	0040	BARN, POLE	0	0	46	100	1.00	UT	23,000.00	23,000.00	100	2023	2022		100	23,000																											
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	4,200.00	4,200.00	100	2023	2022		100	4,200																											
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	4,200.00	4,200.00	100	2023	2022		100	4,200																											
LAND DESCRIPTION										TOTAL OB/XF 39,000																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500																										
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	90.00	AC		1.00	1.00	1.20	280.00	336.00	30,240																										
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	18.00	AC		1.00	1.00	1.00	281.00	281.00	5,058																										
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	108.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	486,000																										
REVIEW DATE 01/31/2023 BY ks Total Acres: 109.00 Total Land Value: 39,798 Market: 486,000 Agricultural: 35,298 Common: 4,500 PRINTED 06/09/2026 BY SYS																																											