

ALL THAT PORTION OF SW1/4 OF SW1  
SOUTH OF BELL RD IN SEC 08-3S-17  
NW1/4 OF NW1/4 EX S 20 FT IN SEC

LAKE CITY DEVELOPMENT LLC  
409 NE PEACEFUL DR  
LAKE CITY, FL 32055

2026

17-3S-17-04980-000



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																					
																				<b>VALUATION BY</b> Tax Group: 1 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 5,950 <b>TOTAL MARKET VALUE</b> 298 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 298 <b>TOTAL EXEMPTION VALUE</b> CE 298 <b>BASE TAXABLE VALUE</b> 0 <b>TOTAL JUST VALUE</b> 5,950 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 5,950 SALE:1:1: 29 ACRES																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    																							
																				<b>SALES DATA</b> <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>1156/1428</td> <td>8/13/2008</td> <td>WD Q</td> <td>V</td> <td></td> <td>01</td> <td>100</td> </tr> </tbody> </table> GRANTOR: J C MARSH & SONS & FR GRANTEE: FRANCIS S OOSTERHOU 1093/1889      8/22/2006      WD Q      V                225,000 GRANTOR: GEORGE E & MARY J AND GRANTEE: FRANCIS S OOSTERHOU										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1156/1428	8/13/2008	WD Q	V		01	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1156/1428	8/13/2008	WD Q	V		01	100																																					
																				<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																						
TOTALS																																											
<b>EXTRA FEATURES</b>																																											
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																											
																TOTAL OB/XF 0																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	5997	A	RIVERS/BAYS/	0		00	0.00	0.00	11.90	AC		1.00	1.00	1.00	25.00	25.00	298																										
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	11.90	AC		1.00	1.00	1.00	500.00	500.00	5,950																										
<b>REVIEW DATE</b> 08/14/2015 <b>BY</b> DF    Total Acres: 11.90    Total Land Value: 298    Market: 5,950    Agricultural: 298    Common: 0 <b>PRINTED 06/23/2026 BY SYS</b>																																											