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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	17317.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		5,950
TOTAL MARKET VALUE		298
SOH/AGL Deduction		0
ASSESSED VALUE		298
TOTAL EXEMPTION VALUE	CE	298
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		5,950
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		5,950

SALE:1:1: 29 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1156/1428	8/13/2008	WD	Q	V	01	100
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						

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	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							

REVIEW DATE 08/14/2015 BY DF Total Acres: 11.90 Total Land Value: 298 Market: 5,950 Agricultural: 298 Common: 0 PRINTED 05/08/2026 BY SYS