COMM AT NW COR OF SEC, RUN N 34.
OF DIXIE VILLA S/D , E 569.34 FT
OF U S HWY 41 FOR POB, E 397.99

EVACHEK'S TREE SOURCES INC
P O BOX 1585
LAKE CITY, FL 32056

**2026**

**17-4S-17-08429-004**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 17417.00 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 30,797 |
| TOTAL MARKET VALUE | 30,797 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 30,797 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 30,797 |
| TOTAL JUST VALUE | 30,797 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 30,797 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

| BLD DATE | | LGL DATE | |
|---|---|---|---|
| XF DATE | | LAND DATE | 04/27/2022 MLU |
| INC DATE | | AG DATE | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1338/2085 | 6/14/2017 | WD | Q | V | 01 | 59,000 |
| GRANTOR: JAMES A KEATON | | | | | | |
| GRANTEE: EVACHEK'S TREE SOUR | | | | | | |
| 1229/1026 | 2/01/2012 | PR | U | V | 30 | 100 |
| GRANTOR: JAMES A KEATON AS PR | | | | | | |
| GRANTEE: JAMES A KEATON | | | | | | |

### 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 | | 00 | 0.00 | 0.00 | 87,991.00 | SF | | 1.00 | 1.00 | 0.35 | 1.00 | 0.35 | 30,797 | | | | | | | |

REVIEW DATE 04/27/2022 BY MLU Total Acres: 2.02 Total Land Value: 30,797 Market: 0 Agricultural: 0 Common: 30,797 PRINTED 05/08/2026 BY SYS