S 200 FT OF LOT 5 PINE NEEDLES E

318-448, 404-764, 493-281, 793-1

WYNN MASON
181 NE WINDALL LN
LAKE CITY, FL 32055

2026

20-3S-17-05249-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	20317.020 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: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	10,018
TOTAL MARKET VALUE	10,618
SOH/AGL Deduction	0
ASSESSED VALUE	10,618
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,618
TOTAL JUST VALUE	10,618
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	10,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1563/977	3/17/2026	WD	Q	I	05	249,000

GRANTOR: OLISA PROPERTIES, LLC

GRANTEE: WYNN MASON

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
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 600

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		A-1	0.00	0.00	20,037.00	SF		1.00	1.00	1.00	0.50	0.50	10,018							

REVIEW DATE 04/27/2022 BY JB Total Acres: 0.46 Total Land Value: 10,018 Market: 0 Agricultural: 0 Common: 10,018 PRINTED 05/08/2026 BY SYS