

BEG SW COR OF NE1/4 OF SE1/4, RU
E 662.19 FT TO E LINE OF W1/2 OF
SE1/4, S 178.43 FT, W 662.54 FT

OWENS WALLACE
872 NE ABERDEEN AVE
LAKE CITY, FL 32055

2026

20-4S-17-08624-006



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: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 8,000 TOTAL LAND VALUE - MARKET 70,460 TOTAL MARKET VALUE 78,460 SOH/AGL Deduction 10,040 ASSESSED VALUE 68,420 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 68,420 TOTAL JUST VALUE 78,460 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 62,200																																																										
																				PERMIT NUM DESCRIPTION AMT ISSUED 																																																										
																				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>0514/0718</td> <td>6/01/1983</td> <td>WD Q</td> <td>V</td> <td></td> <td></td> <td>5,500</td> </tr> <tr> <td colspan="7">GRANTOR:</td> </tr> <tr> <td colspan="7">GRANTEE:</td> </tr> <tr> <td>0514/0717</td> <td>6/01/1983</td> <td>WD Q</td> <td>V</td> <td></td> <td></td> <td>5,500</td> </tr> <tr> <td colspan="7">GRANTOR:</td> </tr> <tr> <td colspan="7">GRANTEE:</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	0514/0718	6/01/1983	WD Q	V			5,500	GRANTOR:							GRANTEE:							0514/0717	6/01/1983	WD Q	V			5,500	GRANTOR:							GRANTEE:						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																																																								
0514/0718	6/01/1983	WD Q	V			5,500																																																																								
GRANTOR:																																																																														
GRANTEE:																																																																														
0514/0717	6/01/1983	WD Q	V			5,500																																																																								
GRANTOR:																																																																														
GRANTEE:																																																																														
																				BUILDING NOTES 																																																										
																				BUILDING DIMENSIONS 																																																										
TOTALS EXTRA FEATURES										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/06/2026 MLU																																																										
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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000																																																														
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																																																														
										LAND DESCRIPTION										TOTAL OB/XF 8,000																																																										
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	0700	C	MISC RES	0		A-1	0.00	0.00	2.71	AC		1.00	1.00	1.00	13,000.00	13,000.00	35,230																																																													
2	0000	C	VAC RES	0		A-1	0.00	0.00	2.71	AC		1.00	1.00	1.00	13,000.00	13,000.00	35,230																																																													
REVIEW DATE 05/18/2017 BY BC Total Acres: 5.42 Total Land Value: 70,460 Market: 0 Agricultural: 0 Common: 70,460 PRINTED 05/12/2026 BY SYS																																																																														