

COMM AT THE SE COR OF THE NE 1/4
 1/4 OF THE SW 1/4 THENCE RUN W 3
 TO POB. CONT. W 345.61 FT, N 658

GOEL AARON/GOEL RIVKA
 34 SOUTHRIDGE CRESCENT, PO BOX 1832, TOM 0W0
 AB,

2026

21-3S-17-05531-001


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 500 TOTAL LAND VALUE - MARKET 42,000 TOTAL MARKET VALUE 42,500 SOH/AGL Deduction 16,485 ASSESSED VALUE 26,015 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 26,015 TOTAL JUST VALUE 42,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 42,500																							
																				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>1436/784</td> <td>3/26/2021</td> <td>QC</td> <td>U</td> <td>I</td> <td>11</td> <td>21,400</td> </tr> </tbody> </table> GRANTOR: WAGNER ALONSO GRANTEE: GOEL AARON 1038/2932 2/25/2005 QC U V 11 100 GRANTOR: WAGNER ADRIHANAH GRANTEE: WAGNER ADRIHANAH										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1436/784	3/26/2021	QC	U	I	11	21,400
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1436/784	3/26/2021	QC	U	I	11	21,400																																					
TOTALS EXTRA FEATURES										1052 NE GUM SWAMP RD, LAKE CITY BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/28/2025 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	0285	SALVAGE	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	500																												
LAND DESCRIPTION										TOTAL OB/XF 500																																	
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			0.00	0.00	7.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	42,000																										
REVIEW DATE 09/03/2015 BY DF Total Acres: 7.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 05/08/2026 BY SYS																																											