RETENTION AREA LYING WITHIN OAKS
IN PURSUANT OF FL. STATUTE 193.0
LIEU OF FORCLOSER 1229-2489, WD

EGRET BIRD PROPERTIES LLC
1096 SW MAIN BLVD
LAKE CITY, FL 32025

2026

23-3S-16-02270-049

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0900	RES COMMON AREA	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	23316.00 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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1341/1332	7/28/2017	WD	Q	V	01	90,000
GRANTOR: EAGLE GROUP HOLDINGS						
GRANTEE: EGRET BIRD PROPERTI						
1229/2489	2/16/2012	FS	U	V	38	275,000
GRANTOR: GATEWAY DEVELOPERS OF						
GRANTEE: EAGLE GROUP HOLDING						

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	9601	C	RETENTION AR	0		RSF-2	0.00	0.00	1.40	AC		1.00	1.00	1.00	0.00	0.00	0							

REVIEW DATE 05/15/2023 BY JB Total Acres: 1.40 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 06/09/2026 BY SYS