AKA LOT 18 HAWK'S RIDGE ACRES
UNREC: COMM SW COR OF SEC 26,
RUN N 2 DEG W 620.79 FT, E

YATES DENNIS R/YATES LISA F
303 SE LOXLEY GLN
LAKE CITY, FL 32024

2027

26-6S-17-09859-818

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35617.020 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	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,896
TOTAL MARKET VALUE	54,896
SOH/AGL Deduction	19,293
ASSESSED VALUE	35,603
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,603
TOTAL JUST VALUE	54,896
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,896

LAND:1:1: PART OF THIS LAND IS IN A MARSH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0956/0423	4/18/2002	WD	Q	V	01	100
GRANTOR: SUWANNEE INVESTMENT C						
GRANTEE: DENNIS & LISA YATES						
0949/0797	3/20/2002	WD	Q	V		24,000
GRANTOR: SUWANNEE INVESTMENT C						
GRANTEE: DENNIS & LISA YATES						

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		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	54,000							
2	9630	C	SWAMP	0			0.00	0.00	3.32	AC		1.00	1.00	1.00	270.00	270.00	896							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 9.32 Total Land Value: 54,896 Market: 0 Agricultural: 0 Common: 54,896 PRINTED 11/16/2026 BY SYS