LOTS 5, 6, 7, 8, & 9 OF EAGLES N
705-453, DC 797-1035, WD 1037-79

CREAMER DONALD E JR/CREAMER JENNIFER B
2954 NE TRIPLE RUN RD
LAKE CITY, FL 32055

2026

28-2S-17-04769-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	28217.010 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	04/15/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	33,862
TOTAL MARKET VALUE	2,870
SOH/AGL Deduction	0
ASSESSED VALUE	2,870
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,870
TOTAL JUST VALUE	33,862
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	33,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1332/1586	1/01/2017	QC	U	V	11	24,000
GRANTOR: STEPHEN DOBSON III						
GRANTEE: DONALD E JR & JENNI						
1040/0443	2/03/2005	WD	Q	V	01	100
GRANTOR: DONALD E JR & JENNIFE						
GRANTEE: STEPHEN DOBSON III						

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	5500	A	TIMBER 2	0		00	0.00	0.00	6.45	AC		1.00	1.00	1.00	445.00	445.00	2,870							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.45	AC		1.00	1.00	0.75	7,000.00	5,250.00	33,862							

REVIEW DATE 04/15/2025 BY MLU Total Acres: 6.45 Total Land Value: 2,870 Market: 33,862 Agricultural: 2,870 Common: 0 PRINTED 03/24/2026 BY SYS