

COMM AT INTER OF S LINE OF
 N1/2 OF NE1/4 OF SE1/4 OF SEC
 & E R/W OF US HWY 41, N 29 DEG

AGANS WILLIAM/AGANS JENNIFER
 149 SE HILLCREST LN
 LAKE CITY, FL 32025-2259

2026

28-4S-17-08825-010


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 0 TOTAL LAND VALUE - MARKET 18,360 TOTAL MARKET VALUE 18,360 SOH/AGL Deduction 6,862 ASSESSED VALUE 11,498 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 11,498 TOTAL JUST VALUE 18,360 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 14,280																							
																				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>1398/1775</td> <td>11/06/2019</td> <td>QC</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: WILLIAM & DONNA DUNCA GRANTEE: WILLIAM & JENNIFER										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1398/1775	11/06/2019	QC	U	V	11	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1398/1775	11/06/2019	QC	U	V	11	100																																					
TOTALS EXTRA FEATURES										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/08/2026 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																											
																	BUILDING NOTES																										
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LAND DESCRIPTION										TOTAL OB/XF																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.02	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,360																										
REVIEW DATE 05/08/2026 BY MLU Total Acres: 1.02 Total Land Value: 18,360 Market: 0 Agricultural: 0 Common: 18,360 PRINTED 05/12/2026 BY SYS																																											