

BEG SW COR & RUN W 197.42 FT TO
 CANSA RD & TO PT ON CURVE, RUN N
 SE' TERLY R/W 516.84 FT, THENCE E

OATES DOUGLAS/OATES CONNIE
 1417 NW CANSA RD
 LAKE CITY, FL 32055

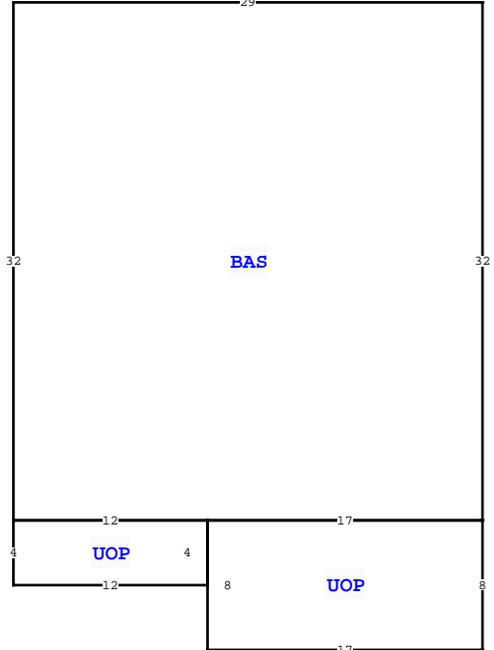
2026

31-1S-17-04611-003



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	01	MINIMUM 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	01	NONE 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		1 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual Units	05	CONV 100	0 100
Quality	01	01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	31117.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	928	100	
UOP	48	20	
UOP	136	20	
TOTALS	1,112		965

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2006								
Heated Area: 928						HX Base Yr 2006					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			35,929
TOTAL MARKET OB/XF VALUE			36,600
TOTAL LAND VALUE - MARKET			43,750
TOTAL MARKET VALUE			116,279
SOH/AGL Deduction			42,071
ASSESSED VALUE			74,208
TOTAL EXEMPTION VALUE	HX HB	49,208	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			116,279
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			115,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27560	M H	584	01/07/2009
21921	M H	322	06/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/808	8/13/2024	LE	U	I	14	100

GRANTOR: OATES DOUGLAS (ENH LE)
 GRANTEE: OATES JOSHUA DOUGLA
 1014/1407 4/22/2004 WD Q V 01 100
 GRANTOR: PLANTATION A DEEP CRE
 GRANTEE: DOUGLAS & CONNIE OA

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0 100	10	14	140.00	UT	5.00	5.00	100	2004
2	0031	BARN, MT AE	0 100	42	60	2,520.00	UT	7.50	7.50	100	2004
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	
4	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	
5	9947	Septic	0 100	0	0	1.00	UT	3,000.00	3,000.00	100	

TOTAL OB/XF												36,600												
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	0100	C	SFR	100		A-1	0.00	0.00	6.25	AC		1.00	1.00	1.00	7,000.00	7,000.00	43,750							

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/15/2025	MLU

BUILDING NOTES	
BAS= W29 S32 UOP= S4 E12 N4 W12\$ E12 UOP= S8 E17 N8 W17\$ E17 N32\$.	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	6.25	AC		1.00	1.00	1.00	7,000.00	7,000.00	43,750							