

COMM AT THE SW COR OF SEC, RUN E  
 CONT E 634.74 FT TO THE SW'ERLY  
 COWCATCHER RD, THENCE N 23 DEG W

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

**2026**

31-1S-17-04611-005  


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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 43,260 TOTAL MARKET VALUE 43,260 SOH/AGL Deduction 0 ASSESSED VALUE 43,260 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 43,260 TOTAL JUST VALUE 43,260 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 43,260																			
																				PERMIT NUM DESCRIPTION AMT ISSUED																			
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1521/808 8/13/2024 LE U I 14 100 GRANTOR: OATES DOUGLAS (ENH LE) GRANTEE: OATES JOSHUA DOUGLA 1521/806 8/13/2024 QC U V 11 100 GRANTOR: BOYLE KATLYN GRANTEE: OATES DOUGLAS																			
DOR CODE 0000 VACANT										BLD DATE										LGL DATE																			
MAP NUM MKT AREA 03										XF DATE										LAND DATE 04/15/2025 MLU																			
NEIGHBORHOOD/LOC 31117.00 1.00/										INC DATE										AG DATE																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
																				TOTALS																			
EXTRA FEATURES																																							
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																						
																	BUILDING DIMENSIONS																						
LAND DESCRIPTION										TOTAL OB/XF										0																			
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	6.18	AC		1.00	1.00	1.00	7,000.00	7,000.00	43,260																						
REVIEW DATE 04/15/2025 BY MLU Total Acres: 6.18 Total Land Value: 43,260 Market: 0 Agricultural: 0 Common: 43,260 PRINTED 05/08/2026 BY SYS																																							