

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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 55,620 TOTAL MARKET VALUE 55,620 SOH/AGL Deduction 8,034 ASSESSED VALUE 47,586 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 47,586 TOTAL JUST VALUE 55,620 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 43,260											
DOR CODE 0000 VACANT																															
MAP NUM MKT AREA 03																															
NEIGHBORHOOD/LOC 31117.00 1.00/																															
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															
																	BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/11/2026 MLU														
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
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	6.18	AC		1.00	1.00	1.00	9,000.00	9,000.00	55,620														
REVIEW DATE 05/11/2026 BY MLU Total Acres: 6.18 Total Land Value: 55,620 Market: 0 Agricultural: 0 Common: 55,620 PRINTED 06/22/2026 BY SYS																															