HAWK'S LANDING LOT 8.

WD 1469-2334

RAPHAEL RICHARD/SWANSON-RAPHAEL ALTHEA R
20240 NW 4TH AVE
MIAMI, FL 33169

2026

31-4S-17-08915-108

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	31417.02	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

517 SW BUNN DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	62,400
TOTAL MARKET VALUE	62,400
SOH/AGL Deduction	5,772
ASSESSED VALUE	56,628
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,628
TOTAL JUST VALUE	62,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053154	New Residential C	720,000	05/19/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/2334	6/21/2022	WD	Q	V	01	69,900

GRANTOR: COWBOY LAND HOLDINGS,

GRANTEE: RAPHAEL RICHARD

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	0000	C	VAC RES	0		A-1	0.00	0.00	5.20	AC		1.00	1.00	1.00	12,000.00	12,000.00	62,400							

REVIEW DATE 04/22/2026 BY MLU Total Acres: 5.20 Total Land Value: 62,400 Market: 0 Agricultural: 0 Common: 62,400 PRINTED 05/12/2026 BY SYS