COMM NW COR OF SW1/4 OF NW1/4, S
POB, E 1885.06 FT, S 745.20 FT T
NW1/4, W 475.21 FT TO SE COR OF

PRICE ROBERT A JR/PRICE JEREMY L
PO BOX 1509
LAKE CITY, FL 32056

2027

31-4S-17-08921-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	31417.00	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

1174 SW DR, LAKE CITY

BLD DATE		LGL DATE	05/04/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	190,140
TOTAL MARKET VALUE	190,140
SOH/AGL Deduction	0
ASSESSED VALUE	190,140
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,140
TOTAL JUST VALUE	190,140
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/1104	5/25/2025	WD	Q	V	01	300,000
GRANTOR: SUWANNEE HOLDINGS LLC						
GRANTEE: PRICE ROBERT A JR						
1513/2570	4/23/2024	WD	U	V	11	100
GRANTOR: BODIE CHRISTOPHER G						
GRANTEE: SUWANNEE HOLDINGS L						

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	9900	C	AC NON-AG	0					31.69	AC		1.00	1.00	1.00	6,000.00	6,000.00	190,140							

REVIEW DATE 05/04/2026 BY MLU Total Acres: 31.69 Total Land Value: 190,140 Market: 0 Agricultural: 0 Common: 190,140 PRINTED 11/17/2026 BY SYS