E1/4 OF SW1/4 OF NE1/4, ALSO DES
OF SE1/4 OF BE1/4, RUN S 1304.76
A CO RD, W ALONG R/W 336.09 FT,

VEREEN NATHANIEL III/FULLER-VEREEN ANTOINETTE
PO BOX 836
LAKE CITY, FL 32056

2026

32-2S-16-01810-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	32216.00	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

1497 NW QUEEN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	7,000
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	87,000
SOH/AGL Deduction	38,318
ASSESSED VALUE	48,682
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,682
TOTAL JUST VALUE	87,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,000

XFOB:2:1: OLD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054865	Mobile Home		01/22/2026
000054748	Right-of-Way Acce		12/31/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0928/2312	6/12/2001	WD	Q	I		25,000

GRANTOR: R CHAMBERS

GRANTEE: NATHANIEL & ANTOINE

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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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		00	0.00	0.00	10.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	80,000							

REVIEW DATE 01/04/2023 BY JD Total Acres: 10.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 06/19/2026 BY SYS