

S1/2 OF NE1/4 OF LOT 4 DORTCH SU
OF NW1/4 OF NE1/4 EX 0.0012 AC D
ORB 703-030 FOR CO RD R/W.

SAILS LAURA/SAILS EDGAR
1321 NW 54TH TERRACE
LAUDERHILL, FL 33313

2026

33-3S-17-06355-000



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: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 5,039 TOTAL MARKET VALUE 5,039 SOH/AGL Deduction 0 ASSESSED VALUE 5,039 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 5,039 TOTAL JUST VALUE 5,039 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 5,039														
															PERMIT NUM DESCRIPTION AMT ISSUED														
															SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U I CD PRICE														
															BUILDING NOTES														
															BUILDING DIMENSIONS														
TOTALS															BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE														
EXTRA FEATURES															144 NE BUDDY AVE, LAKE CITY														
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													
																	LAND DESCRIPTION												
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			0.00	0.00	20,156.00	SF		1.00	1.00	1.00	0.25	0.25	5,039												
LAND DESCRIPTION																	TOTAL OB/XF 0												
REVIEW DATE 01/11/2017 BY DF Total Acres: 0.46 Total Land Value: 5,039 Market: 0 Agricultural: 0 Common: 5,039 PRINTED 05/08/2026 BY SYS																													