

PART OF PRCL G, HILLCREST UNR: C  
 NW1/4 OF SW1/4, RUN W 70.53 T, S  
 FT, W 77.77 FT, S 4 DG W 535.32

PRINCE JACOB  
 174 SW JANUARY DR  
 LAKE CITY, FL 32024

**2026**

33-4S-17-08944-014  


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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 73,450 TOTAL MARKET VALUE 73,450 SOH/AGL Deduction 11,300 ASSESSED VALUE 62,150 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 62,150 TOTAL JUST VALUE 73,450 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 56,500																					
																				PERMIT NUM DESCRIPTION AMT ISSUED 22056 SFR 576 07/08/2004																					
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1470/2075 7/08/2022 WD Q V 01 95,500 GRANTOR: LANGLEY JAMES GORDON GRANTEE: PRINCE JACOB 1314/1786 5/06/2016 WD Q V 01 25,000 GRANTOR: ALEXIS GARCIA GRANTEE: JAMES GORDON JR & K																					
DOR CODE 0000 VACANT										TOTALS										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/06/2026 MLU																					
MAP NUM										189 SW GUSTY GLN, LAKE CITY										BUILDING NOTES																					
NEIGHBORHOOD/LOC 33417.00 1.00/										EXTRA FEATURES										BUILDING DIMENSIONS																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	L	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									
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	5.65	AC		1.00	1.00	1.00	13,000.00	13,000.00	73,450																								
REVIEW DATE 05/06/2026 BY MLU Total Acres: 5.65 Total Land Value: 73,450 Market: 0 Agricultural: 0 Common: 73,450 PRINTED 05/08/2026 BY SYS																																									