

COMM NE COR OF NW1/4 OF NE1/4 RU
 FT, S 183.54 FT TO POB, RUN S 20
 208.72 FT, N 208.72 FT, E 208.72

VLIET SHIRLEY VAN
 351 SW PEACE DR
 LAKE CITY, FL 32024

2026

34-2S-16-01841-001



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 12,000 TOTAL MARKET VALUE 12,000 SOH/AGL Deduction 0 ASSESSED VALUE 12,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 12,000 TOTAL JUST VALUE 12,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 9,500																							
DOR CODE 0000 VACANT																	PERMIT NUM				DESCRIPTION				AMT		ISSUED													
MAP NUM MKT AREA 03																																								
NEIGHBORHOOD/LOC 34216.00 1.00/																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												SALES DATA OFF RECORD Number DATE TYPE INST Q U / V I / RSN CD SALE PRICE 1550/491 9/23/2025 WD Q V 01 19,000 GRANTOR: COYLE DANA GRANTEE: VLIET SHIRLEY VAN 1492/381 6/05/2023 WD Q V 01 18,000 GRANTOR: FLYGUYDON, LLC GRANTEE: COYLE DANA																							
TOTALS																	BLD DATE				LGL DATE				05/07/2026		MLU		BUILDING NOTES											
EXTRA FEATURES																	295 NW WHITEWATER GLN, LAKE CITY				XF DATE								BUILDING DIMENSIONS											
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																								
																	INC DATE				AG DATE																			
LAND DESCRIPTION																	TOTAL OB/XF																							
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	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000																							
REVIEW DATE 05/07/2026 BY MLU																	Total Acres: 1.00				Total Land Value: 12,000				Market: 0		Agricultural: 0		Common: 12,000		PRINTED 06/11/2026 BY SYS									