LOT 8 WOODGLEN S/D.
QC 1402-1838, WD 1418-1351,

CANNON NOLAN
434 NW CORWIN GLN
LAKE CITY, FL 32055

2026

34-2S-16-01844-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	34216.010 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

434 NW CORWIN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	16,300
TOTAL LAND VALUE - MARKET	48,600
TOTAL MARKET VALUE	64,900
SOH/AGL Deduction	0
ASSESSED VALUE	64,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,900
TOTAL JUST VALUE	64,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053602	Storage Building	25,000	07/17/2025
40522	TR/TRAILER	0	09/14/2020
27876	M H	491	06/11/2009
20764	TR/TRAILER	75	06/02/2003
14621	PUMP/UTPOL	30	10/15/1998
8161	M H	125	03/14/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1418/1351	8/31/2020	WD	Q	I	01	60,000
GRANTOR: DLC CATTLE COMPANY IN						
GRANTEE: NOLAN CANNON						
1402/1838	12/26/2019	QC	U	V	11	100
GRANTOR: RYAN & JONI BYERS						
GRANTEE: DLC CATTLE COMPANY						

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
4	0020	BARN,FR	0	0	0	0	1.00	UT	8,000.00	8,000.00	100	2023	2022		100	8,000	

LAND DESCRIPTION

TOTAL OB/XF 16,300

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	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.08	45,000.00	48,600.00	48,600							

REVIEW DATE 02/15/2023 BY KS Total Acres: 7.40 Total Land Value: 48,600 Market: 0 Agricultural: 0 Common: 48,600 PRINTED 03/24/2026 BY SYS