BEG WHERE SEC LINE CROSSES S LIN
RUN S 1110 FT, W 240 FT, N 1046
RD & EX 2.89 AC PER SURVEY.

113 ESTATES, LLC
700 HOUSTON AVE NORTHWEST
LIVE OAK, FL 32064

2027

34-3S-17-06908-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	47,338
TOTAL MARKET VALUE	47,338
SOH/AGL Deduction	0
ASSESSED VALUE	47,338
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,338
TOTAL JUST VALUE	47,338
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1479/2753	11/17/2022	WD	U	I	16	133,400
GRANTOR: PRESTWOOD JACK P						
GRANTEE: 113 ESTATES LLC						
1479/2747	11/07/2022	WD	U	I	16	133,400
GRANTOR: PRESTWOOD CONRAD F JR						
GRANTEE: 113 ESTATES, LLC						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	2.89	AC		1.00	1.00	1.17	14,000.00	16,380.00	47,338							

REVIEW DATE 03/13/2020 BY CP Total Acres: 2.89 Total Land Value: 47,338 Market: 0 Agricultural: 0 Common: 47,338 PRINTED 11/17/2026 BY SYS