COMM AT NW COR OF NORTHRLY
TERMINUS OF R/W OF DOUGLAS RD,
RUN N5DEGE 199.88 FT, W 10.01

VICTORY LAND HOLDINGS LLC
2008 OHIO AVE N
LIVE OAK, FL 32060

2026

35-3S-16-02518-999

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35316.00 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	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	446,402
TOTAL MARKET VALUE	446,402
SOH/AGL Deduction	0
ASSESSED VALUE	446,402
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	446,402
TOTAL JUST VALUE	446,402
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	446,402

LAND:2:1: JOINS 02519-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/1961	12/01/2023	WD	Q	V	05	1,000,000

GRANTOR: OVERFLOW LAND TRUST
GRANTEE: VICTORY LAND HOLDIN

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	1010	C	COMM ACRGE	0		RSF-2	0.00	0.00	186,001.00	SF		1.00	1.00	0.80	3.00	2.40	446,402							

REVIEW DATE 01/10/2024 BY ME Total Acres: 4.27 Total Land Value: 446,402 Market: 0 Agricultural: 0 Common: 446,402 PRINTED 05/08/2026 BY SYS