

AKA LOT 23 HAWKS RIDGE ACRES UNR  
 OF NW1/4, RUN S 1317.63 FT, N 37  
 FT, N 15 DEG W 372.37 FT TO S LI

YATES DENNIS R/TOOKER WAYNE L  
 303 SE LOXLEY GLN  
 LAKE CITY, FL 32024

**2026**

35-6S-17-09859-823  


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																																																								
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 48,124 <b>TOTAL MARKET VALUE</b> 48,124 <b>SOH/AGL Deduction</b> 13,911 <b>ASSESSED VALUE</b> 34,213 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 34,213 <b>TOTAL JUST VALUE</b> 48,124 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 36,924																																																										
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>     																																																										
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1010/1323</td> <td>2/16/2004</td> <td>WD</td> <td>Q</td> <td>V</td> <td></td> <td>26,700</td> </tr> <tr> <td colspan="7">GRANTOR: MELISSA DOUGLAS</td> </tr> <tr> <td colspan="7">GRANTEE: DENNIS YATES, WAYNE</td> </tr> <tr> <td>0920/2118</td> <td>2/16/2001</td> <td>WD</td> <td>Q</td> <td>V</td> <td></td> <td>26,500</td> </tr> <tr> <td colspan="7">GRANTOR: SUWANNEE INVESTMENT C</td> </tr> <tr> <td colspan="7">GRANTEE: MELISSA DOUGLAS</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1010/1323	2/16/2004	WD	Q	V		26,700	GRANTOR: MELISSA DOUGLAS							GRANTEE: DENNIS YATES, WAYNE							0920/2118	2/16/2001	WD	Q	V		26,500	GRANTOR: SUWANNEE INVESTMENT C							GRANTEE: MELISSA DOUGLAS						
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<b>TOTALS</b> <b>EXTRA FEATURES</b>										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/07/2026 MLU																																																										
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																																																														
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1	0000	C	VAC RES	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	0.80	8,000.00	6,400.00	44,800																																																													
2	9630	C	SWAMP	0			0.00	0.00	12.31	AC		1.00	1.00	1.00	270.00	270.00	3,324																																																													
<b>REVIEW DATE</b> 05/07/2026 <b>BY</b> MLU Total Acres: 19.31 Total Land Value: 48,124 Market: 0 Agricultural: 0 Common: 48,124 <b>PRINTED 05/08/2026 BY SYS</b>																																																																														