

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										
DOR CODE 0000 VACANT																<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>											
MAP NUM      MKT AREA      02																											
NEIGHBORHOOD/LOC 35617.020 1.00/																<b>SALES DATA</b> OFF RECORD      TYPE      Q      V      RSN      SALE Number      DATE      INST      U      I      CD      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											
TOTALS																BLD DATE      LGL DATE XF DATE      LAND DATE      05/07/2026      MLU INC DATE      AG DATE											
EXTRA FEATURES						L	OB/XF	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT	ORIG	YEAR	YEAR	Q	%	OB/XF MKT	NOTES				
						N	CODE									PRICE	COND	ON	ACTUAL		COND	VALUE					

LAND DESCRIPTION										TOTAL OB/XF														
L	USE	CLS	LAND USE	CAP	R	LOC	FRONT	DEPTH	TOT	UNIT	D	DPHT	%	TOT	UNIT	ADJ UNIT	LAND	OTHER ADJUSTMENTS	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
N	CODE		DESCRIPTION		D	ZONE			LND	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VALUE	AND NOTES						
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							