W1/2 OF SW1/4 EX E1/2 OF NE 1/4
SW1/4 & EX R/W PER ORB 170-110 &
IN ORB 590-376 & EX ORB 889-1171

SUWANNEE RIVER WATER MANAGEMENT DISTRICT
9225 COUNTY ROAD 49
LIVE OAK, FL 32060

2025

03-4S-17-07486-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	238,650
TOTAL MARKET VALUE	238,650
SOH/AGL Deduction	72,779
ASSESSED VALUE	165,871
TOTAL EXEMPTION VALUE	05 165,871
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	238,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED

DOR CODE	8700 TIITF IMP
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	3417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1298/0943	7/23/2015	CT	U	V	18	300,000
GRANTOR: CLERK OF COURT (EL RA						
GRANTEE: SUWANNEE RIVER WATE						
1234/2534	5/03/2011	SD	U	V	18	100
GRANTOR: MARK HUNTER (SHERIFF						
GRANTEE: SUWANNEE RIVER WATE						

BUILDING NOTES

EXTRA FEATURES

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

BUILDING DIMENSIONS

TOTAL OB/XF 0

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	8700	C	STATE	0		A-1	0.00	0.00	47.73	AC		1.00	1.00	1.00	5,000.00	5,000.00	238,650							

REVIEW DATE 03/15/2017 BY DF Total Acres: 47.73 Total Land Value: 238,650 Market: 0 Agricultural: 0 Common: 238,650 PRINTED 07/09/2025 BY SYS