COMM SW COR OF SW1/4 OF SE1/4, E
POB, CONT E 127.30 FT, N 7 DEG E
126.80 FT, S 7 DEG W 319.78 FT T

DOVER BOBBY
188 SW EAGLE AVE
LAKE CITY, FL 32025

2025

35-4S-17-09030-086

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35417.00	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

649 SE APRIL LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	10,340
TOTAL MARKET VALUE	10,340
SOH/AGL Deduction	0
ASSESSED VALUE	10,340
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,340
TOTAL JUST VALUE	10,340
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1533/819	2/07/2025	WD	Q	V	01	60,000
GRANTOR: LOWRY CAROL ANN						
GRANTEE: DOVER BOBBY						
1527/2762	11/21/2024	QC	U	I	11	100
GRANTOR: CLEGG GARY EDWARD						
GRANTEE: LOWRY CAROL ANN						

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		A-1	0.00	0.00	0.94	AC		1.00	1.00	1.00	11,000.00	11,000.00	10,340							

REVIEW DATE 09/13/2024 BY tommy Total Acres: 0.94 Total Land Value: 10,340 Market: 0 Agricultural: 0 Common: 10,340 PRINTED 02/26/2025 BY SYS