AKA LOT 1 BLOCK 9 WILSON SPRINGS
PHASE 4 UNR: COMM NE COR OF SE1/
33.01 FT, N 32.85 FT, SW 1279.65

WARD GREGORY
126 SW LIZARD DR
FT WHITE, FL 32038-6944

2026

01-7S-15-01439-731

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6716.0400 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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,600
TOTAL LAND VALUE - MARKET	20,250
TOTAL MARKET VALUE	24,850
SOH/AGL Deduction	0
ASSESSED VALUE	24,850
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,850
TOTAL JUST VALUE	24,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	24,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1536/1778	2/20/2025	WD	U	I	11	100
GRANTOR: WARD MICHELE AKA MICH						
GRANTEE: WARD GREGORY AKA GR						
1147/1653	4/02/2008	WD	Q	V	03	39,000
GRANTOR: WILSON SPRINGS INC						
GRANTEE: GREGORY & MICHELE W						

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
1	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	600	
2	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,600

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	9510	C	RIVER	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.75	27,000.00	20,250.00	20,250							

REVIEW DATE 02/14/2019 BY DF Total Acres: 2.87 Total Land Value: 20,250 Market: 0 Agricultural: 0 Common: 20,250 PRINTED 11/12/2025 BY SYS