COMM SE COR OF SEC, RUN W 617.23
RD, NW ALONG R/W 1223.01 FT, W 3
POB, CONT W 141 FT, N 322.66 FT,

EUGENE DUC/EUGENE GINNETTE
5012 SABRELINE TER
GREEN ACRES, FL 33463

2026

02-3S-16-01946-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	2316.0200 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	0
TOTAL LAND VALUE - MARKET	11,492
TOTAL MARKET VALUE	11,492
SOH/AGL Deduction	0
ASSESSED VALUE	11,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,492
TOTAL JUST VALUE	11,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	11,492

LAND:1:1: ADJ 4 (PORTION LOW & WET)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1044/0733	4/15/2005	WD	Q	V		53,000
GRANTOR: DORIS J MCCALL						
GRANTEE: DUC & GINNETTE EUGE						
0472/0268	6/01/1981	AG	Q	V		3,000
GRANTOR:						
GRANTEE:						

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		RSF/MH	0.00	0.00	1.04	AC		1.00	1.00	0.85	13,000.00	11,050.00	11,492							

REVIEW DATE 05/18/2023 BY MLU Total Acres: 1.04 Total Land Value: 11,492 Market: 0 Agricultural: 0 Common: 11,492 PRINTED 11/11/2025 BY SYS