BEG SE COR OF NW1/4, OF NE1/4, W
806.48 FT TO C/L OF NW HUNTSVILL
63 DEG E ALONG C/L 257.81 FT, CO

KOSS MICHAEL THOMAS
4815 SPARROW DR
SAINT CLOUD, FL 34772

2026

08-3S-16-02033-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	8316.00	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

572 NW HUNTSVILLE CHURCH RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 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	58,190
TOTAL MARKET VALUE	58,190
SOH/AGL Deduction	582
ASSESSED VALUE	57,608
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,608
TOTAL JUST VALUE	58,190
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/910	6/23/2025	WD	Q	V	01	67,500
GRANTOR: FONTES JASON						
GRANTEE: KOSS MICHAEL THOMAS						
1475/1598	9/14/2022	WD	Q	V	01	52,000
GRANTOR: TOWNSEND RONALD C						
GRANTEE: FONTES JASON						

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					5.29	AC		1.00	1.00	1.00	11,000.00	11,000.00	58,190							

REVIEW DATE 07/25/2025 BY TP Total Acres: 5.29 Total Land Value: 58,190 Market: 0 Agricultural: 0 Common: 58,190 PRINTED 11/10/2025 BY SYS