PARCEL "A" VICTORIA ACRES (DIVIS
DESC AS: COMM NW COR OF SW1/4 OF
1497.56 FT FOR POB, CONT S 498.9

DOEBEL MICHAEL JOSEPH/DOEBEL CORINNE WENTWORTH
7235 STACY LN
PORT CHARLOTTE, FL 33981

2026

10-7S-16-04169-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10716.01	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

982 SW FRY AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/11/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	36,720
TOTAL LAND VALUE - MARKET	136,350
TOTAL MARKET VALUE	173,070
SOH/AGL Deduction	75,910
ASSESSED VALUE	97,160
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,160
TOTAL JUST VALUE	173,070
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1545/1890	7/29/2025	WD	Q	I	01	235,000

GRANTOR: MCGINNIS VICTORIA

GRANTEE: DOEBEL MICHAEL JOSE

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	0040	BARN,POLE	0	0	42	60	2,520.00	UT	2.50	2.50	100	2010	2010	3	100	6,300	
2	0294	SHED WOOD/	0	0	22	24	528.00	UT	11.00	11.00	100	2010	2010	3	100	5,808	
3	0251	LEAN TO W/	0	0	15	48	720.00	UT	4.00	4.00	100	2010	2010	3	100	2,880	
4	0252	LEAN-TO W/	0	0	15	48	720.00	UT	1.50	1.50	100	2010	2010	3	100	1,080	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0020	BARN,FR	0	0	24	48	1,152.00	UT	11.00	11.00	100	2010	2010	3	100	12,672	
7	0255	MBL HOME S	0	0	14	70	980.00	UT	1.00	1.00	100	2010	2010	3	100	980	

LAND DESCRIPTION

TOTAL OB/XF 36,720

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	15.15	AC		1.00	1.00	1.00	9,000.00	9,000.00	136,350							

REVIEW DATE 09/11/2025 BY TP Total Acres: 15.15 Total Land Value: 136,350 Market: 0 Agricultural: 0 Common: 136,350 PRINTED 11/19/2025 BY SYS