COMM NE COR OF NE1/4 OF SW1/4,
RUN W 1341.06 FT, S 731.40 FT
FOR POB, CONT S 376.16 FT, E

WALKER AQUILLA MCGUIRE
5610 65TH TER E
ELLENTON, FL 34222-4036

2026

20-4S-16-03077-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	20416.00	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

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	27,880
TOTAL MARKET VALUE	27,880
SOH/AGL Deduction	471
ASSESSED VALUE	27,409
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,409
TOTAL JUST VALUE	27,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	27,880

SALE:2:5: MCGUIRE. KDM
SALE:2:4: SHOW THAT JOANNA BING WAS F/K/A JOANNA
SALE:2:3: TOLD HER THEY SHOULD DO A CORRECTIVE DEE
SALE:2:2: SHE SAYS JOANNA BING IS JOANNA MCGUIRE,

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1010/2324	3/26/2004	QC	Q	V	01	100
GRANTOR: JOANNA BING						
GRANTEE: AQUILLA MCGUIRE WAL						
0913/2418	11/06/2000	PR	Q	V	01	100
GRANTOR: J JENNINGS & S MCGUIR						
GRANTEE: JOANNA MCGUIRE						

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	6.97	AC		1.00	1.00	0.50	8,000.00	4,000.00	27,880							

REVIEW DATE 04/15/2025 BY KS Total Acres: 6.97 Total Land Value: 27,880 Market: 0 Agricultural: 0 Common: 27,880 PRINTED 10/17/2025 BY SYS