COMM SW COR, RUN E 85 FT, N 718.
RUN N 361.80 FT, E 1235.48 FT S
1235.48 FT TO POB. AKA LOT 20 CO

HUNT CAROL ANNE
493 SW BUCK CT
FORT WHITE, FL 32038

2026

20-7S-17-10027-120

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	20717.010 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	97,470
TOTAL MARKET VALUE	2,873
SOH/AGL Deduction	0
ASSESSED VALUE	2,873
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,873
TOTAL JUST VALUE	97,470
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,470

SALE:1:1: 10.26 ACRES ASSIGNMENT OF AGREEMENT FOR

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1153/1584	6/12/2008	WD	Q	V	01	0
GRANTOR: TIM COX & DENNIS COX						
GRANTEE: CAROL ANNE HUNT						
0789/1254	4/26/1994	AS	U	V	13	0
GRANTOR: JEFFERY ALLEN & JULIE						
GRANTEE: CAROL ANNE HUNT - N						

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	6200	A	PASTURE 3	0		00	0.00	0.00	10.26	AC		1.00	1.00	1.00	280.00	280.00	2,873							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	10.26	AC		1.00	1.00	1.00	9,500.00	9,500.00	97,470							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 10.26 Total Land Value: 2,873 Market: 97,470 Agricultural: 2,873 Common: 0 PRINTED 11/19/2025 BY SYS