THE W 110 FT OF E1/2 OF SE1/4 OF OF SW1/4 & W1/2 OF SE1/4 OF SW1/ & COMM SW COR OF SEC, RUN E 525

WATERS TENA
5440 MAGNOLIA ROAD
SAINT CLOUD, FL 34773

2026

22-7S-16-04291-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22716.00 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

634 SW HORSESHOE LOOP, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 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	64,000
TOTAL MARKET VALUE	64,000
SOH/AGL Deduction	15,555
ASSESSED VALUE	48,445
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,445
TOTAL JUST VALUE	64,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,000

SALE:1:1: TAX DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16813	M H	125	03/29/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1188/2153	11/23/2009	QC	U	V	11	0
GRANTOR: GARY GODBOLT						
GRANTEE: TENA WATERS						
1120/0797	5/23/2007	WD	Q	V		55,000
GRANTOR: RYAN CONLEY						
GRANTEE: TENA WATERS & GARY						

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	6.40	AC		1.00	1.00	1.00	10,000.00	10,000.00	64,000							

REVIEW DATE 05/14/2024 BY MLU Total Acres: 6.40 Total Land Value: 64,000 Market: 0 Agricultural: 0 Common: 64,000 PRINTED 11/11/2025 BY SYS