LOT 13 SANTA FE RIVER PLANTATION
OF LOT 46.

DONALSON JOHN T
2411 BERKSHIRE DR
WINTER HAVEN, FL 33884

2026

30-7S-17-10058-603

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30717.010 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	51,520
TOTAL MARKET VALUE	51,520
SOH/AGL Deduction	1,915
ASSESSED VALUE	49,605
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,605
TOTAL JUST VALUE	51,520
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,520

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
1391/0133	7/29/2019	WD	Q	V	01	28,000
GRANTOR: DAVID M SNELL						
GRANTEE: JOHN T & JANE C DON						
0790/0032	5/03/1994	WD	Q	V		11,000
GRANTOR: HOWARD W O'STEEN						
GRANTEE: DAVID M SNELL						

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		00	0.00	0.00	2.24	AC		1.00	1.00	1.00	23,000.00	23,000.00	51,520							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 2.24 Total Land Value: 51,520 Market: 0 Agricultural: 0 Common: 51,520 PRINTED 11/07/2025 BY SYS