(AKA LOT 15 PINE FOREST UNREC) C
SE1/4, RUN E 715.15 FT, N 11 DEG
239.82 FT FOR POB, CONT N 720.99

TERRYN DUANE C/TERRYN LONN M
3326 BAYFIELD ST
COCOA, FL 32926

2026

31-5S-16-03744-415

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31516.040 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

1344 SW DREW FEAGLE AVE, FORT WHITE

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	7,000
TOTAL LAND VALUE - MARKET	80,240
TOTAL MARKET VALUE	87,240
SOH/AGL Deduction	9,317
ASSESSED VALUE	77,923
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,923
TOTAL JUST VALUE	87,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/1312	3/11/2025	WD	Q	I	01	135,000
GRANTOR: FINGULIN GEORGE W						
GRANTEE: TERRYN DUANE C						
1191/0155	3/20/2010	QC	U	V	11	0
GRANTOR: TERESITA & CARLOS MEN						
GRANTEE: GEORGE W & TERESITA						

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	10.03	AC		1.00	1.00	1.00	8,000.00	8,000.00	80,240							

REVIEW DATE 06/06/2025 BY TP Total Acres: 10.03 Total Land Value: 80,240 Market: 0 Agricultural: 0 Common: 80,240 PRINTED 11/18/2025 BY SYS