LOT 2 BLUE SKY ESTATES UNR: COMM
OF NW1/4, W 1907.92 FT FOR POB,
PT ON CURVE & N R/W OF CR-18 W 3

CONTRERAS JESUS
5717 HILLSBOROUGH ST
WIMAUMA, FL 33598

2026

36-6S-16-04075-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36616.030 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

4355 SW COUNTY ROAD 18 , FORT WHITE

BLD DATE		LGL DATE	04/07/2025 MLU
XF DATE		LAND DATE	
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	95,095
TOTAL MARKET VALUE	102,095
SOH/AGL Deduction	4,844
ASSESSED VALUE	97,251
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,251
TOTAL JUST VALUE	102,095
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044382	RV - Recreational		05/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/2058	2/28/2017	AG	U	V	21	18,000

GRANTOR: BLUE SKY TIMBER-LAND
GRANTEE: CONTRERAS JESUS

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	2023	2022		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	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095							

REVIEW DATE 01/04/2023 BY JB Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 11/18/2025 BY SYS