LOT 167 & 168 UNIT 18 THREE RIVE
WD 198-372, DC 891-1165, DC 891-

MCDANIEL GAIL E
17995 NW 160TH AVE
WILLISTON, FL 32696

**2027**

**00-00-00-01142-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 100000.18 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

796 SW NEBRASKA TER, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 48,000 |
| TOTAL MARKET VALUE | 48,000 |
| SOH/AGL Deduction | 12,569 |
| ASSESSED VALUE | 35,431 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 35,431 |
| TOTAL JUST VALUE | 48,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 48,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000048657 | Electrical Servic | 0 | 11/15/2023 |
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1417/1750 | 8/17/2020 | WD | Q | V | 01 | 35,800 |
| GRANTOR: SUSAN BYNUM JOHNSON | | | | | | |
| GRANTEE: GAIL E MCDANIEL | | | | | | |
| 1397/1713 | 10/28/2019 | WD | U | V | 12 | 10,000 |
| GRANTOR: GLENN J & LAURA K HUN | | | | | | |
| GRANTEE: SUSAN BYNUM JOHNSON | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | 200.00 | 400.00 | 2.00 | LT | | 1.00 | 1.00 | 1.00 | 24,000.00 | 24,000.00 | 48,000 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 04/14/2026 BY MLU Total Acres: 1.84 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/18/2026 BY SYS