

AKA LOT 1 BLOCK 9 WILSON SPRINGS  
 PHASE 4 UNR: COMM NE COR OF SE1/  
 33.01 FT, N 32.85 FT, SW 1279.65

WARD GREGORY  
 126 SW LIZARD DR  
 FT WHITE, FL 32038-6944

**2026**

01-7S-15-01439-731  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 4,600 <b>TOTAL LAND VALUE - MARKET</b> 30,000 <b>TOTAL MARKET VALUE</b> 34,600 <b>SOH/AGL Deduction</b> 7,265 <b>ASSESSED VALUE</b> 27,335 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 27,335 <b>TOTAL JUST VALUE</b> 34,600 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 24,850																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>     																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1536/1778</td> <td>2/20/2025</td> <td>WD</td> <td>U</td> <td>I</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: WARD MICHELE AKA MICH GRANTEE: WARD GREGORY AKA GR 1147/1653      4/02/2008      WD      Q      V      03      39,000 GRANTOR: WILSON SPRINGS INC GRANTEE: GREGORY & MICHELE W										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1536/1778	2/20/2025	WD	U	I	11	100
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<b>TOTALS</b>																																											
<b>EXTRA FEATURES</b>																																											
L N	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	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	600																												
2	9946	Well	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000																												
																	<b>TOTAL OB/XF</b> 4,600																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	9510	C	RIVER	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.75	40,000.00	30,000.00	30,000																										
<b>REVIEW DATE</b> 02/14/2019 <b>BY</b> DF    Total Acres: 2.87    Total Land Value: 30,000    Market: 0    Agricultural: 0    Common: 30,000 <b>PRINTED 06/01/2026 BY SYS</b>																																											