

COMM SE COR OF SEC, RUN W 617.23
RD, NW ALONG R/W 1223.01 FT, W 3
POB, CONT W 141 FT, N 322.66 FT,

EUGENE DUC/EUGENE GINETTE
5012 SABRELINE TER
GREEN ACRES, FL 33463

2026

02-3S-16-01946-012


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									
																						VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 11,492 TOTAL MARKET VALUE 11,492 SOH/AGL Deduction 0 ASSESSED VALUE 11,492 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 11,492 TOTAL JUST VALUE 11,492 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 11,492									
DOR CODE 0000 VACANT																				LAND:1:1: ADJ 4 (PORTION LOW & WET)											
MAP NUM										MKT AREA 06										PERMIT NUM											
NEIGHBORHOOD/LOC 2316.0200 1.00/																				DESCRIPTION											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											AMT															
																ISSUED															
																				SALES DATA											
																				OFF RECORD Number											
																				DATE											
																				TYPE INST											
																				Q / V / RSN CD											
																				SALE PRICE											
																				1044/0733 4/15/2005 WD Q V 53,000											
																				GRANTOR: DORIS J MCCALL											
																				GRANTEE: DUC & GINETTE EUGE											
																				0472/0268 6/01/1981 AG Q V 3,000											
																				GRANTOR:											
																				GRANTEE:											
TOTALS																				BLD DATE											
																				LGL DATE											
																				LAND DATE 05/18/2023 MLU											
																				INC DATE											
EXTRA FEATURES																				AG DATE											
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																
																				BUILDING NOTES											
																				BUILDING DIMENSIONS											
LAND DESCRIPTION										TOTAL OB/XF 0																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RSF/MH	0.00	0.00	1.04	AC		1.00	1.00	0.85	13,000.00	11,050.00	11,492														
REVIEW DATE 05/18/2023 BY MLU										Total Acres: 1.04										Total Land Value: 11,492											
										Market: 0										Agricultural: 0											
																				Common: 11,492											
																				PRINTED 05/08/2026 BY SYS											