

BEG SW COR OF NW1/4 OF NE1/5, W
 FT, E 830.88 FT, S 19 DEG E 185.
 OLUSTEE CREEK, SW ALONG CREEK 53

RAYMONDO VALERIE RYAN
 10713 CAPE HATTERAS DR
 TAMPA, FL 33615

2026

03-5S-18-10563-000



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 25,150 TOTAL MARKET VALUE 2,238 SOH/AGL Deduction 0 ASSESSED VALUE 2,238 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 2,238 TOTAL JUST VALUE 25,150 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 25,150											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1517/870 4/26/2024 WD U V 11 100 GRANTOR: RYAN JOHN P JR GRANTEE: RAYMONDO VALERIE RY 1513/2459 4/26/2024 PR U V 19 0 GRANTOR: RYAN QUINELLE GRANTEE: RYAN JOHN P JR											
DOR CODE 5500 TIMBERLAND 80-89										BLD DATE										LGL DATE 04/28/2025 MLU											
MAP NUM										XF DATE										LAND DATE											
NEIGHBORHOOD/LOC 1518.00 1.00/										INC DATE										AG DATE											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES																															
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																
																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	5500	A	TIMBER 2	0		00	0.00	0.00	5.03	AC		1.00	1.00	1.00	445.00	445.00	2,238														
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	5.03	AC		1.00	1.00	1.00	5,000.00	5,000.00	25,150														
REVIEW DATE 04/28/2025 BY MLU Total Acres: 5.03 Total Land Value: 2,238 Market: 25,150 Agricultural: 2,238 Common: 0 PRINTED 03/24/2026 BY SYS																															