LOT 7 WESTWIND ESTATES.

979-1744, WD 1046-1351, WD 1578-

GIAMBRONE ERIC/GIAMBRONE SHAWNA
2572 SW COUNTY ROAD 18
FORT WHITE, FL 32038

**2027**

**07-4S-16-02791-107**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 7416.0200 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

487 SW MADISON CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | 02/13/2024 KS | LAND DATE | 05/16/2023 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 | 44,000 |
| TOTAL MARKET VALUE | 44,000 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 44,000 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 44,000 |
| TOTAL JUST VALUE | 44,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 44,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000051949 | Right-of-Way Acce | | 12/31/2024 |
| 000051645 | New Residential C | 250,000 | 11/26/2024 |
| 000051238 | Right-of-Way Acce | | 10/24/2024 |
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1578/2177 | 9/29/2026 | WD | Q | V | 01 | 205,000 |
| GRANTOR: THOMAS DANIEL | | | | | | |
| GRANTEE: GIAMBRONE ERIC | | | | | | |
| 1046/1351 | 5/16/2005 | WD | Q | V | | 49,900 |
| GRANTOR: WESTWIND ESTATES | | | | | | |
| GRANTEE: DANIEL THOMAS & LOV | | | | | | |

## 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 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.80 | 55,000.00 | 44,000.00 | 44,000 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 03/23/2026 BY robin Total Acres: 6.30 Total Land Value: 44,000 Market: 0 Agricultural: 0 Common: 44,000 PRINTED 11/17/2026 BY SYS