LOT 8 SPRING FOREST S/D.
780-380, WD 1048-2558, WD 1336-2

HOURIGAN JOHN M
11910 84TH WAY N
LARGO, FL 33773

2027

07-6S-16-03789-108

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	7616.1200	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	9,000
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	59,000
SOH/AGL Deduction	10,193
ASSESSED VALUE	48,807
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,807
TOTAL JUST VALUE	59,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11342	PUMP/UTPOL	30	06/27/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1336/2607	5/11/2017	WD	Q	V	01	28,000
GRANTOR: SARA MOTES						
GRANTEE: JOHN M HOURIGAN						
1048/2558	6/02/2005	WD	Q	V	04	17,500
GRANTOR: LENVIL H DICKS						
GRANTEE: SARA MOTES						

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
1	0296	SHED METAL	0	0	12	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,800	
2	0263	PRCH,USP	0	0	10	18	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,000

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/06/2026 BY JB Total Acres: 4.78 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/16/2026 BY SYS