

LOT 9 TUSTENUGGEE RIDGE S/D.
ORB 769-743, 875-2054,

MELCHER CHARLES R
3551 CITATION DR
GREEN COVE SPRINGS, FL 32043

2026

07-6S-17-09621-109


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					65,000					
																		TOTAL MARKET VALUE					65,000					
																		SOH/AGL Deduction					28,280					
																		ASSESSED VALUE					36,720					
																		TOTAL EXEMPTION VALUE					0					
																		BASE TAXABLE VALUE					36,720					
																		TOTAL JUST VALUE					65,000					
																		NCON VALUE					0					
																		INCOME VALUE					0					
																		PREVIOUS YEAR MKT VALUE					55,000					
LAND:1:1: 5.15 AC																												
PERMIT NUM				DESCRIPTION				AMT				ISSUED																
SALES DATA																												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSD CD	SALE PRICE																				
0875/2054		3/01/1999		WD	Q	V		17,000																				
GRANTOR: COLUMBIA PLANTATION																												
GRANTEE: MELCHER																												
BUILDING NOTES																												
BUILDING DIMENSIONS																												
TOTALS										BLD DATE		LGL DATE																
										XF DATE		LAND DATE		05/07/2026 MLU														
										INC DATE		AG DATE																
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												
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		A-1	328.00	683.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000											
REVIEW DATE 05/07/2026 BY MLU Total Acres: 5.14 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 06/29/2026 BY SYS																												