COMM NE COR, RUN W 40 FT TO W R/
ALONG R/W 638.44 FT, W 766.56 FO
CONT W 748.21 FT, N 564.61 TO S

TYSON MELINDA J
PO BOX 1375
HIGH SPRINGS, FL 32655

2027

07-6S-17-09621-202

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	7617.0200 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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0
TOTAL LAND VALUE - MARKET	107,910
TOTAL MARKET VALUE	107,910
SOH/AGL Deduction	41,868
ASSESSED VALUE	66,042
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,042
TOTAL JUST VALUE	107,910
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1221/2463	9/26/2011	WD	U	V	30	100
GRANTOR: ALTON HALE & MELINDA						
GRANTEE: ALTON HALE & MELIND						
1101/1902	11/01/2006	CT	Q	V	01	43,000
GRANTOR: CLERK OF COURT (JOSE						
GRANTEE: ALTON HALE & MELIND						

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

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		A-1	0.00	0.00	9.81	AC		1.00	1.00	1.00	11,000.00	11,000.00	107,910							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 9.81 Total Land Value: 107,910 Market: 0 Agricultural: 0 Common: 107,910 PRINTED 11/17/2026 BY SYS