COMM SW COR, E 1910.69 FT FOR PO
FT, N 667.95 FT, W 653.44 FT, S
POB. (AKA LOT 4 TUSTENUGGEE WOOD

MCFORD ALVIN EDWARD AND SHARON E REVOCABLE TRUST A
801 SW FIFTH AVE
DELRAY BEACH, FL 33444

2026

07-6S-17-09621-404

COLUMBIA COUNTY PROPERTY

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	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	110,220
TOTAL MARKET VALUE	110,220
SOH/AGL Deduction	0
ASSESSED VALUE	110,220
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,220
TOTAL JUST VALUE	110,220
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1557/1674	12/23/2025	WD	U	V	11	100
GRANTOR: MCFORD ALVIN E						
GRANTEE: MCFORD ALVIN EDWARD						
1046/2843	5/20/2005	WD	U	V	08	57,300
GRANTOR: ADAMS						
GRANTEE: MCFORD						

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	10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 05/13/2026 BY SYS