

COMM SW COR, E 1257.24 FT FOR PO  
 FT, N 667.95 FT, W 653.45 FT, S  
 POB. (AKA LOT 5 TUSTENUGGEE WOOD

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

2026

07-6S-17-09621-405



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				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											
DOR CODE		0000 VACANT																		PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN 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											
MAP NUM		02																		BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/06/2026 MLU											
NEIGHBORHOOD/LOC		7617.0200 1.00/																		BUILDING NOTES BUILDING DIMENSIONS											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
						TOTALS																									
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 CONSVR 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																															