

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																									
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 Tax Group: 3 Tax Dist: STANDARD 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 <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1557/1674</td> <td>12/23/2025</td> <td>WD</td> <td>U</td> <td>V</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: MCFORD ALVIN E GRANTEE: MCFORD ALVIN EDWARD 1046/2843 5/20/2005 WD U V 08 57,300 GRANTOR: ADAMS GRANTEE: MCFORD										OFF RECORD Number	DATE	TYPE INST	Q U	V I	V I	RSN CD	SALE PRICE	1557/1674	12/23/2025	WD	U	V	V	11	100
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TOTALS																																													
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																													
																	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	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 05/12/2026 BY SYS																																													