SW1/4 OF NE1/4 & NW1/4 OF SE1/4,
AC DESC ORB 1023-1061 & EX THAT
WEST OF EXISTING FENCE BOUNDARY

WILLIAMS H DAVID JR/HICKS RITA BAKER
601 E 26TH ST
SANFORD, FL 32773

2026

08-3S-16-02033-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	8316.00	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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	253,500
TOTAL MARKET VALUE	22,801
SOH/AGL Deduction	1,321
ASSESSED VALUE	21,480
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	21,480
TOTAL JUST VALUE	257,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	236,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1193/1110	4/23/2010	WD	U	V	37	80,000

GRANTOR: CAROLYN B TOWNSEND

GRANTEE: DAVID WILLIAMS JR &

BLD DATE		LGL DATE	05/04/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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
1	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	42.25	AC		1.00	1.00	1.00	445.00	445.00	18,801							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	42.25	AC		1.00	1.00	1.00	6,000.00	6,000.00	253,500							

REVIEW DATE 01/26/2023 BY KS Total Acres: 42.25 Total Land Value: 18,801 Market: 253,500 Agricultural: 18,801 Common: 0 PRINTED 06/08/2026 BY SYS