

BEG SE COR OF NW1/4, OF NE1/4, W
806.48 FT TO C/L OF NW HUNTSVILL
63 DEG E ALONG C/L 257.81 FT, CO

KOSS MICHAEL THOMAS
4815 SPARROW DR
SAINT CLOUD, FL 34772

2026

08-3S-16-02033-004


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 63,480 TOTAL MARKET VALUE 63,480 SOH/AGL Deduction 0 ASSESSED VALUE 63,480 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 63,480 TOTAL JUST VALUE 63,480 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 58,190																																																										
																				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>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1543/910</td> <td>6/23/2025</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>67,500</td> </tr> <tr> <td colspan="7">GRANTOR: FONTES JASON</td> </tr> <tr> <td colspan="7">GRANTEE: KOSS MICHAEL THOMAS</td> </tr> <tr> <td>1475/1598</td> <td>9/14/2022</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>52,000</td> </tr> <tr> <td colspan="7">GRANTOR: TOWNSEND RONALD C</td> </tr> <tr> <td colspan="7">GRANTEE: FONTES JASON</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1543/910	6/23/2025	WD	Q	V	01	67,500	GRANTOR: FONTES JASON							GRANTEE: KOSS MICHAEL THOMAS							1475/1598	9/14/2022	WD	Q	V	01	52,000	GRANTOR: TOWNSEND RONALD C							GRANTEE: FONTES JASON						
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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																																																														
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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					5.29	AC		1.00	1.00	1.00	12,000.00	12,000.00	63,480																																																													
REVIEW DATE 04/22/2026 BY MLU Total Acres: 5.29 Total Land Value: 63,480 Market: 0 Agricultural: 0 Common: 63,480 PRINTED 05/13/2026 BY SYS																																																																														