

COMM AT NW COR OF SE1/4 OF
 SE1/4, RUN E 865.62 FT FOR POB
 CONT E 104.88 FT, S 361.50 FT,

HAMBRICK AVON AS TRUSTEE
 P O BOX 444
 WILDWOOD, FL 34785

2026

10-5S-17-09198-006


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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 191,520 TOTAL MARKET VALUE 78,173 SOH/AGL Deduction 25,179 ASSESSED VALUE 52,994 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 52,994 TOTAL JUST VALUE 191,520 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 191,520											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1290/2168 2/27/2015 TR U V 11 100 GRANTOR: AVON HAMBRICK GRANTEE: AVON HAMBRICK AS TR 0998/2555 11/03/2003 QC Q V 03 100 GRANTOR: MARY E STANFORD GRANTEE: AVON HAMBRICK											
DOR CODE 5600 TIMBERLAND 70-79										BLD DATE										LGL DATE											
MAP NUM										XF DATE										LAND DATE											
NEIGHBORHOOD/LOC 10517.00 1.00/										INC DATE										AG DATE											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															05/07/2026 MLU											
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															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	5600	A	TIMBER 3	0			0.00	0.00	13.00	AC		1.00	1.00	1.00	281.00	281.00	3,653														
2	9910	M	MKT.VAL.AG	0			0.00	0.00	13.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	117,000														
3	9900	C	AC NON-AG	0			0.00	0.00	8.28	AC		1.00	1.00	1.00	9,000.00	9,000.00	74,520														