

(AKA LOT 15 DOWNING ACRES UNR).
 OF SE1/4 OF SE1/4, RUN S 717.02
 NW ALONG ARC OF A CURVE 124.90 F

CROGHAN PATRICK/CROGHAN DONNA
 4965 NW 92ND AVE
 SUNRISE, FL 33351

2026

10-7S-17-09977-015



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 7,000 TOTAL LAND VALUE - MARKET 55,250 TOTAL MARKET VALUE 62,250 SOH/AGL Deduction 10,824 ASSESSED VALUE 51,426 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 51,426 TOTAL JUST VALUE 62,250 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 49,500																																																																				
																				SALE:1:1: LOT 15 DOWNING ACRES UNREC WELL & SEPTIC BLDG:1:1: WEST MH LAND:1:1: 2400.00																																																																				
																				<table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr> <td>19236</td> <td>RECONNECT</td> <td>50</td> <td>02/18/2002</td> </tr> <tr> <td>8643</td> <td>M H</td> <td>125</td> <td>07/26/1994</td> </tr> </tbody> </table>										PERMIT NUM	DESCRIPTION	AMT	ISSUED	19236	RECONNECT	50	02/18/2002	8643	M H	125	07/26/1994																																															
PERMIT NUM	DESCRIPTION	AMT	ISSUED																																																																																					
19236	RECONNECT	50	02/18/2002																																																																																					
8643	M H	125	07/26/1994																																																																																					
																				<table border="1"> <thead> <tr> <th colspan="10">SALES DATA</th> </tr> <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>1045/1598</td> <td>5/06/2005</td> <td>WD Q</td> <td>V</td> <td></td> <td></td> <td>75,100</td> </tr> <tr> <td colspan="7">GRANTOR: KATHRYN E PEELER & CH</td> </tr> <tr> <td colspan="7">GRANTEE: PATRICK & DONNA CRO</td> </tr> <tr> <td>1041/0135</td> <td>3/14/2005</td> <td>CT Q</td> <td>V</td> <td>01</td> <td></td> <td>23,200</td> </tr> <tr> <td colspan="7">GRANTOR: CLERK OF COURT</td> </tr> <tr> <td colspan="7">GRANTEE: KATHRYN E PEELER &</td> </tr> </tbody> </table>										SALES DATA										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1045/1598	5/06/2005	WD Q	V			75,100	GRANTOR: KATHRYN E PEELER & CH							GRANTEE: PATRICK & DONNA CRO							1041/0135	3/14/2005	CT Q	V	01		23,200	GRANTOR: CLERK OF COURT							GRANTEE: KATHRYN E PEELER &						
SALES DATA																																																																																								
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE																																																																																		
1045/1598	5/06/2005	WD Q	V			75,100																																																																																		
GRANTOR: KATHRYN E PEELER & CH																																																																																								
GRANTEE: PATRICK & DONNA CRO																																																																																								
1041/0135	3/14/2005	CT Q	V	01		23,200																																																																																		
GRANTOR: CLERK OF COURT																																																																																								
GRANTEE: KATHRYN E PEELER &																																																																																								
TOTALS																				<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td>MLU</td> </tr> </tbody> </table>										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/06/2026	MLU																																															
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																																																																			
				05/06/2026	MLU																																																																																			
EXTRA FEATURES										819 SE DOWNING DR, HIGH SPRINGS																																																																														
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																																																																									
1	9945	Well/Sept	0 0	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																																																																										
LAND DESCRIPTION										TOTAL OB/XF 7,000																																																																														
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	0000	C	VAC RES	0		00	0.00	0.00	5.00	AC		1.00	1.00	0.85	13,000.00	11,050.00	55,250																																																																							
REVIEW DATE 12/04/2017 BY BC Total Acres: 5.00 Total Land Value: 55,250 Market: 0 Agricultural: 0 Common: 55,250 PRINTED 05/08/2026 BY SYS																																																																																								