

LOT 66 CARDINAL FARMS UNREC:
 COMM AT SE COR SEC, RUN W 5311.3
 SEC 11, RUN N 1995.16 FT, W 60.1

COWGILL ALAN/COWGILL CHARLOTTE
 2570 MORNING STAR PL
 OVIEDO, FL 32765

2026

11-6S-16-03815-166



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 110,110 TOTAL MARKET VALUE 110,110 SOH/AGL Deduction 5,505 ASSESSED VALUE 104,605 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 104,605 TOTAL JUST VALUE 110,110 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 95,095																																																										
																				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>1499/1070</td> <td>9/22/2023</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>135,000</td> </tr> <tr> <td colspan="7">GRANTOR: MITCHELL MATTHEW J</td> </tr> <tr> <td colspan="7">GRANTEE: COWGILL ALAN</td> </tr> <tr> <td>1485/2511</td> <td>3/07/2023</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>120,000</td> </tr> <tr> <td colspan="7">GRANTOR: PATTON FAMILY TRUST</td> </tr> <tr> <td colspan="7">GRANTEE: MITCHELL MATTHEW J</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1499/1070	9/22/2023	WD	Q	V	01	135,000	GRANTOR: MITCHELL MATTHEW J							GRANTEE: COWGILL ALAN							1485/2511	3/07/2023	WD	Q	V	01	120,000	GRANTOR: PATTON FAMILY TRUST							GRANTEE: MITCHELL MATTHEW J						
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TOTALS EXTRA FEATURES 512 SW SKYLINE LOOP, FORT WHITE BLD DATE: LGL DATE: 05/06/2026 MLU XF DATE: LAND DATE: INC DATE: AG DATE:																																																																														
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		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110																																																													
REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 06/22/2026 BY SYS																																																																														