

COMM AT NW COR OF SEC, RUN S 80.
OF C R 778, E ALONG R/W 698.08 F
FOR POB, CONT S 652.01 FT, W 698

MCGILL OCTAVIOUS
PO BOX 18458
WEST PALM BEACH, FL 33416

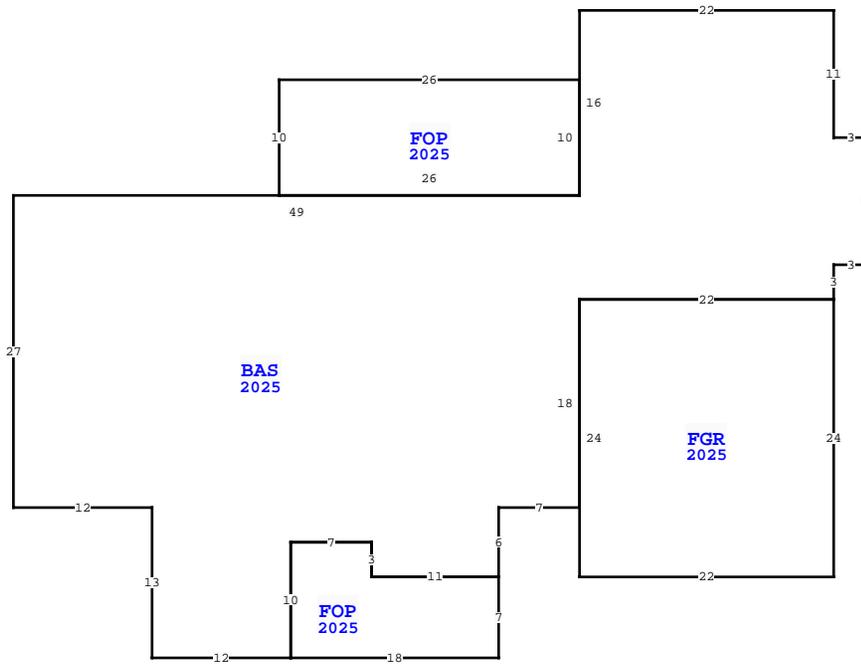
2026

16-7S-17-10006-109



| ELEMENT | | CD | | CONSTRUCTION | |
|------------------|------------------|---------------|------|--------------|----------------------|
| Exterior Wall | 32 | HARDIE BRD | 100 | | |
| Exterior Wall | 00 | N/A | 0 | | |
| Roof Structure | 08 | IRREGULAR | 100 | | |
| Roof Cover | 03 | COMP SHNGL | 100 | | |
| Interior Wall | 05 | DRYWALL | 100 | | |
| Interior Floor | 13 | LAM/VNLPLK | 100 | | |
| Interior Floor | 00 | N/A | 0 | | |
| Air Condition | 03 | CENTRAL | 100 | | |
| Heating Type | 04 | AIR DUCTED | 100 | | |
| Bedrooms | | 3 | 100 | | |
| Bathrooms | | 4 | 100 | | |
| Frame | 02 | WOOD FRAME | 100 | | |
| Stories | 1. | 1. | 100 | | |
| Units | | 0 | 100 | | |
| Condition Adj | 03 | 03 | 100 | | |
| Kitchen Adjus | 01 | 01 | 100 | | |
| Quality | 06 | 06 | | | |
| DOR CODE | 0100 | SINGLE FAMILY | | | |
| MAP NUM | | MKT AREA | 02 | | |
| NEIGHBORHOOD/LOC | 16717.00 | 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 2,149 | 100 | 2025 | 2,149 | 292,001 |
| FGR | 528 | 55 | 2025 | 290 | 39,405 |
| FOP | 147 | 30 | 2025 | 44 | 5,979 |
| FOP | 260 | 30 | 2025 | 78 | 10,599 |
| TOTALS | 3,084 | | | 2,561 | 347,982 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 2,561 | 120.3930 | 137.25 | 351,497 | 2024 | 2024 | 0 | 0 | 1.00 | 99.00 |
| 1 SINGLE FAM 0% - 2025 Heated Area: 2149 HX Base Yr | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|--|-------------|---|
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 347,982 | |
| TOTAL MARKET OB/XF VALUE | | 1,200 | |
| TOTAL LAND VALUE - MARKET | | 114,950 | |
| TOTAL MARKET VALUE | | 464,132 | |
| SOH/AGL Deduction | | 0 | |
| ASSESSED VALUE | | 464,132 | |
| TOTAL EXEMPTION VALUE | | 0 | |
| BASE TAXABLE VALUE | | 464,132 | |
| TOTAL JUST VALUE | | 464,132 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 445,800 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|---------|------------|
| 000047120 | New Residential C | 461,000 | 05/02/2023 |

| SALES DATA | | | | | | |
|------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1450/588 | 9/23/2021 | WD Q | Q | V | 01 | 170,000 |
| GRANTOR: MARTIN MICHAEL DELL | | | | | | |
| GRANTEE: MCGILL OCTAVIOUS | | | | | | |
| 0994/2491 | 9/16/2003 | WD Q | Q | V | | 44,300 |
| GRANTOR: SUMMERS | | | | | | |
| GRANTEE: MICHAEL & ANJA MART | | | | | | |

| 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 |
| 1 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 0 | | 3.00 | 100 | 2025 | 2024 | | 100 | 1,200 | |

| LAND DESCRIPTION | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-------------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 0100 | C | SFR | 0 | | A-1 | 0.00 | 0.00 | 10.45 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 114,950 | | | | | | | |