

COMM 4474.69 FT W OF NE COR OF S  
 DEG 229.11 FT, E 1320.30 FT, S 1  
 600 FT FOR POB, CONT E 200 FT, S

BONANZA RUSSELL  
 312 CHERRYWOOD LANE  
 EDGEWATER, FL 32132

**2026**

17-6S-16-03842-004  


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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 16,800 TOTAL MARKET VALUE 16,800 SOH/AGL Deduction 3,600 ASSESSED VALUE 13,200 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 13,200 TOTAL JUST VALUE 16,800 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 12,000 LAND:1:1: 1.50 AC LOT																									
DOR CODE		0000 VACANT																		PERMIT NUM				DESCRIPTION				AMT		ISSUED																	
MAP NUM																																															
NEIGHBORHOOD/LOC		17616.010 1.00/																		SALES DATA																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																					
																				1435/1826	4/15/2021	WD Q	V	01	15,000																						
																						GRANTOR: GRAHAM JOHN				GRANTEE: BONANZA RUSSELL																					
TOTALS																						BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/08/2026		MLU		BUILDING NOTES									
EXTRA FEATURES																																BUILDING DIMENSIONS															
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																															
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	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	1.00	LT		1.00	1.00	1.20	14,000.00	16,800.00	16,800																														
REVIEW DATE 05/13/2026 BY JB Total Acres: 1.49 Total Land Value: 16,800 Market: 0 Agricultural: 0 Common: 16,800 PRINTED 06/23/2026 BY SYS																																															