COMM SE COR OF LOT 39 STEPHEN
FOSTER FOREST, RUN S 60.16 FT
FOR POB, CONT S 456.35 FT,

UNITED STATES OF AMERICA F.S.
WOODCREST OFFICE PARK, 325 JOHN KNOX RD SUITE F-100
TALLAHASSEE, FL 32303-4160

2026

18-2S-16-01637-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8800	FEDERAL IMP	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	18216.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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		35,910
TOTAL MARKET VALUE		42,910
SOH/AGL Deduction		17,122
ASSESSED VALUE		25,788
TOTAL EXEMPTION VALUE	12	25,788
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		42,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		34,930

LAND:1:1: IRREGULAR SHAPE & LOW

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1091/1717	7/31/2006	WD	Q	V	01	38,500
GRANTOR: GEORGE & VIVIAN BROWN						
GRANTEE: UNITED STATES OF AM						
1091/1716	7/26/2006	WD	Q	V	01	19,500
GRANTOR: LENVIL DICKS						
GRANTEE: GEORGE & VIVIAN BRO						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	5.32	AC		1.00	1.00	0.75	9,000.00	6,750.00	35,910							

REVIEW DATE 11/09/2022 BY KS Total Acres: 5.32 Total Land Value: 35,910 Market: 0 Agricultural: 0 Common: 35,910 PRINTED 06/08/2026 BY SYS