BEG NW COR OF SW1/4, RUN E 709.0
SE 830.78 FT TO N R/W MOORE RD,
ALONG R/W 1266.08 FT TO W LINE O

COUCH CONST INC
4636 SCARBOROUGH DR
LUTZ, FL 33559

2026

18-3S-17-05048-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	18317.00	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	04/09/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,050
TOTAL LAND VALUE - MARKET	108,238
TOTAL MARKET VALUE	115,288
SOH/AGL Deduction	19,349
ASSESSED VALUE	95,939
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,939
TOTAL JUST VALUE	115,288
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,288

PRCL:0:12: ECCELSTON

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0834/2483	2/14/1997	WD	Q	V		128,900
GRANTOR: RONNIE CORBETT						
GRANTEE: COUCH CONST INC						
0695/0832	9/01/1989	WD	Q	V		9,000
GRANTOR: WINGATE						
GRANTEE: CORBETT						

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
2	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 7,050

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	9900	C	AC NON-AG	0		I	0.00	0.00	12.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	108,000							
2	9630	C	SWAMP	0		I	0.00	0.00	2.38	AC		1.00	1.00	1.00	100.00	100.00	238							

REVIEW DATE 08/18/2015 BY DF Total Acres: 14.38 Total Land Value: 108,238 Market: 0 Agricultural: 0 Common: 108,238 PRINTED 06/22/2026 BY SYS