

COMM NE COR OF NE1/4 OF SE1/4,  
 RUN W 1341.06 FT,S 375.55 FT  
 FOR POB, CONT S 375.55 FT, E

MCGUIRE AQUILLA  
 5610 65TH TER E  
 ELLENTON, FL 34222-4036

**2026**

20-4S-16-03077-005  


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																					
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 7,000 <b>TOTAL LAND VALUE - MARKET</b> 34,850 <b>TOTAL MARKET VALUE</b> 41,850 SOH/AGL Deduction 5,971 <b>ASSESSED VALUE</b> 35,879 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 35,879 <b>TOTAL JUST VALUE</b> 41,850 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 34,880																							
																				LAND:1:1: ADJ 3; WASTELAND INFLUENCE																							
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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	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																												
<b>LAND DESCRIPTION</b>										<b>TOTAL OB/XF</b> 7,000																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	6.97	AC		1.00	1.00	0.50	10,000.00	5,000.00	34,850																										
<b>REVIEW DATE</b> 04/15/2025 <b>BY</b> ks Total Acres: 6.97 Total Land Value: 34,850 Market: 0 Agricultural: 0 Common: 34,850 <b>PRINTED 05/08/2026 BY SYS</b>																																											