

COMM NE COR OF NE1/4 OF SW1/4,
 RUN W 1341.06 FT, S 731.40 FT
 FOR POB, CONT S 376.16 FT, E

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

2026

20-4S-16-03077-013


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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 34,850 TOTAL MARKET VALUE 34,850 SOH/AGL Deduction 7,441 ASSESSED VALUE 27,409 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 27,409 TOTAL JUST VALUE 34,850 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 27,880																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1010/2324</td> <td>3/26/2004</td> <td>QC</td> <td>Q</td> <td>V</td> <td>01</td> <td>100</td> </tr> </tbody> </table> GRANTOR: JOANNA BING GRANTEE: AQUILLA MCGUIRE WAL 0913/2418 11/06/2000 PR Q V 01 100 GRANTOR: J JENNINGS & S MCGUIR GRANTEE: JOANNA MCGUIRE										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1010/2324	3/26/2004	QC	Q	V	01	100
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			04/22/2026		MLU																																						
TOTALS																																											
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																											
																	BUILDING NOTES																										
																	BUILDING DIMENSIONS																										
																	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	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																										
REVIEW DATE 04/22/2026 BY MLU Total Acres: 6.97 Total Land Value: 34,850 Market: 0 Agricultural: 0 Common: 34,850 PRINTED 05/08/2026 BY SYS																																											