

LOT 24 BLOCK A SOUTHERN HILLS S/  
NORTHERLY 210 FT.

MCNEAL LEONARD  
P O BOX 8112  
FORT LAUDERDALE, FL 33310

2026

22-5S-16-03671-054



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> 0 <b>TOTAL LAND VALUE - MARKET</b> 31,400 <b>TOTAL MARKET VALUE</b> 31,400 <b>SOH/AGL Deduction</b> 5,103 <b>ASSESSED VALUE</b> 26,297 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 26,297 <b>TOTAL JUST VALUE</b> 31,400 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 31,400										
DOR CODE 0000 VACANT																	PERMIT NUM				DESCRIPTION		AMT		ISSUED		
MAP NUM																											
NEIGHBORHOOD/LOC 21516.010 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												<b>SALES DATA</b> OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1301/1934 9/01/2015 QC U V 11 100 GRANTOR: VINCENT MCNEAL GRANTEE: LEONARD MCNEAL 1229/1404 2/03/2012 QC U V 11 100 GRANTOR: EDD L COLEMAN GRANTEE: VICENT MCNEAL										
TOTALS																	BLD DATE		LGL DATE		05/10/2024		MLU				
EXTRA FEATURES																	XF DATE		LAND DATE								
																	INC DATE		AG DATE								
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											
																	<b>BUILDING NOTES</b>  <b>BUILDING DIMENSIONS</b>										
																	<b>LAND DESCRIPTION</b> 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 0.50 LT 1.00 1.00 1.57 40,000.00 62,800.00 31,400										
																	<b>TOTAL OB/XF</b> 0										
REVIEW DATE 03/03/2026 BY ks Total Acres: 2.08 Total Land Value: 31,400 Market: 0 Agricultural: 0 Common: 31,400 PRINTED 03/25/2026 BY SYS																											