THE W 110 FT OF E1/2 OF SE1/4 OF OF SW1/4 & W1/2 OF SE1/4 OF SW1/ & COMM SW COR OF SEC, RUN E 525

WATERS TENA
5440 MAGNOLIA ROAD
SAINT CLOUD, FL 34773

2027

22-7S-16-04291-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22716.00	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

634 SW HORSESHOE LOOP, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	76,800
TOTAL MARKET VALUE	76,800
SOH/AGL Deduction	23,511
ASSESSED VALUE	53,289
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,289
TOTAL JUST VALUE	76,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,800

SALE:1:1: TAX DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16813	M H	125	03/29/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1188/2153	11/23/2009	QC	U	V	11	0
GRANTOR: GARY GODBOLT						
GRANTEE: TENA WATERS						
1120/0797	5/23/2007	WD	Q	V		55,000
GRANTOR: RYAN CONLEY						
GRANTEE: TENA WATERS & GARY						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

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	6.40	AC		1.00	1.00	1.00	12,000.00	12,000.00	76,800							

REVIEW DATE 09/14/2026 BY AJ Total Acres: 6.40 Total Land Value: 76,800 Market: 0 Agricultural: 0 Common: 76,800 PRINTED 11/17/2026 BY SYS