

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

2026

22-7S-16-04291-000



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 76,800 TOTAL MARKET VALUE 76,800 SOH/AGL Deduction 28,355 ASSESSED VALUE 48,445 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 48,445 TOTAL JUST VALUE 76,800 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 64,000 SALE:1:1: TAX DEED																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 16813 M H 125 03/29/2000																							
																				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>1188/2153</td> <td>11/23/2009</td> <td>QC</td> <td>U</td> <td>V</td> <td>11</td> <td>0</td> </tr> </tbody> </table> GRANTOR: GARY GODBOLT GRANTEE: TENA WATERS 1120/0797 5/23/2007 WD Q V 55,000 GRANTOR: RYAN CONLEY GRANTEE: TENA WATERS & GARY										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1188/2153	11/23/2009	QC	U	V	11	0
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1188/2153	11/23/2009	QC	U	V	11	0																																					
TOTALS										BLD DATE LGL DATE XF DATE LAND DATE 05/06/2026 MLU INC DATE AG DATE																																	
EXTRA FEATURES										634 SW HORSESHOE LOOP, FORT WHITE																																	
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																										
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LAND DESCRIPTION										TOTAL OB/XF																																	
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	6.40	AC		1.00	1.00	1.00	12,000.00	12,000.00	76,800																										
REVIEW DATE 05/06/2026 BY MLU Total Acres: 6.40 Total Land Value: 76,800 Market: 0 Agricultural: 0 Common: 76,800 PRINTED 06/10/2026 BY SYS																																											