

COMM SW COR OF SE1/4 & N 482.89  
 N 439.96 FT, E 1071.23 FT TO SW  
 47 DG E 351.37 FT ALONG R/W, S 1

VINT NATHANIEL EUGENE  
 3947 LAKE SAINT GEORGE  
 PALM HARBOR, FL 34684

**2026**

23-2S-15-00069-005  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD									
																				VALUATION BY Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 64,668 TOTAL MARKET VALUE 64,668 SOH/AGL Deduction 2,070 ASSESSED VALUE 62,598 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 62,598 TOTAL JUST VALUE 64,668 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 59,279											
DOR CODE		9900 NON AG ACREAGE																		PERMIT NUM DESCRIPTION AMT ISSUED 000044257 Electrical Servic 0 04/25/2022											
MAP NUM		MKT AREA 03																													
NEIGHBORHOOD/LOC		23215.00 1.00/																		SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1477/406 10/11/2022 WD Q V 05 157,500 GRANTOR: DAVIS DONALD R GRANTEE: VINT NATHANIEL EUGE 1274/0096 4/21/2014 WD Q V 01 35,000 GRANTOR: SADIE LEWIS SUMNER GRANTEE: DONALD R DAVIS & DI											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS		655 NW LESTER WAY, WELLBORN																		BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/12/2026 MLU											
EXTRA FEATURES																				BUILDING NOTES											
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 DIMENSIONS														
LAND DESCRIPTION										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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	9900	C	AC NON-AG	0		A-1	0.00	0.00	12.68	AC		1.00	1.00	0.85	6,000.00	5,100.00	64,668														
REVIEW DATE 05/12/2026 BY MLU Total Acres: 12.68 Total Land Value: 64,668 Market: 0 Agricultural: 0 Common: 64,668 PRINTED 06/10/2026 BY SYS																															