COMM SW COR OF SE1/4 OF SE1/4, R
TO N R/W OF SUWANNEE VALLEY RD,
FT FOR POB, CONT N 343.13 FT, E

SCOTT NEIL IRVIN/BALLENTINE SONYA RENEE
422 SW 27TH AVE, APT 301
FORT LAUDERDALE, FL 33313

2026

24-2S-15-00089-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	24215.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	81,440
TOTAL MARKET VALUE	4,530
SOH/AGL Deduction	0
ASSESSED VALUE	4,530
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,530
TOTAL JUST VALUE	81,440
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/1102	2/28/2024	QC	U	V	11	100
GRANTOR: SCOTT WILLIE C TRUSTE						
GRANTEE: SCOTT NEIL IRVIN						
1014/2894	4/27/2004	WD	Q	V	01	100
GRANTOR: WILLIE CHARLES & SAND						
GRANTEE: WILLIE C SCOTT REVO						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	5500	A	TIMBER 2	0		00	0.00	0.00	10.18	AC		1.00	1.00	1.00	445.00	445.00	4,530							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.18	AC		1.00	1.00	1.00	8,000.00	8,000.00	81,440							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 10.18 Total Land Value: 4,530 Market: 81,440 Agricultural: 4,530 Common: 0 PRINTED 06/01/2026 BY SYS