

NE1/4 OF NW1/4 & N1/2 OF NE1/4 L
 OF C R 131E (NW FALLING CREEK RD
 AT SE COR OF N1/2 OF NE1/4, RUN

ZACHARY G WISE REVOCABLE TRUST AS CO-TRUSTEES
 18302 CYPRESS STAND CIR
 TAMPA, FL 33647

2026

24-2S-16-01743-001


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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 296,016 TOTAL MARKET VALUE 47,045 SOH/AGL Deduction 0 ASSESSED VALUE 47,045 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 47,045 TOTAL JUST VALUE 296,016 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 296,016 SALE:1:3: 01727-000 & 01743-001. SALE:1:2: PRCLS: 01606-000, 01609-001, 01611-001, SALE:1:1: MULTI-PARCEL SALE FOR 819.60 AC TOTAL PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U I / CD PRICE 1181/2137 10/01/2009 QC U V 11 100 GRANTOR: OSCEOLA LAND & TIMBER GRANTEE: ZACHARY G WISE REVO 1181/2119 10/01/2009 WD Q V 01 1,260,900 GRANTOR: OSCEOLA LAND & TIMBER GRANTEE: ZACHARY G WISE REVO BUILDING NOTES BUILDING DIMENSIONS									
DOR CODE		5500 TIMBERLAND 80-89																													
MAP NUM		24216.00 1.00/								03																					
NEIGHBORHOOD/LOC																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										BLD DATE			LGL DATE	04/14/2025 MLU																	
EXTRA FEATURES										XF DATE			LAND DATE	07/28/2022 SPF																	
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																
LAND DESCRIPTION																															
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	5500	A	TIMBER 2	0		A-1	0.00	0.00	105.72	AC		1.00	1.00	1.00	445.00	445.00	47,045														
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	105.72	AC		1.00	1.00	1.00	2,800.00	2,800.00	296,016														
TOTAL OB/XF 0																															
REVIEW DATE		04/14/2025		BY	MLU		Total Acres: 105.72		Total Land Value: 47,045		Market: 296,016		Agricultural: 47,045		Common: 0		PRINTED 06/23/2026 BY SYS														