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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	24216.00	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

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 Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE 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						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	07/28/2022 SPF

BUILDING NOTES

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

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	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							

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 05/08/2026 BY SYS