

(AKA LOT 22 BUCKHEAD WOODS UNR:)
 COMM SW COR, RUN E 3.28 FT TO E
 FOR POB, RUN NW'LY ALONG R/W 9 F

BROWN ALAN/MURPHY LAURA
 13376 BEDFORD MEWS CT
 WELLINGTON, FL 33414

2026

25-5S-16-03716-122



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 88,528 TOTAL MARKET VALUE 88,528 SOH/AGL Deduction 0 ASSESSED VALUE 88,528 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 88,528 TOTAL JUST VALUE 88,528 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 57,342											
DOR CODE		0000 VACANT																		PERMIT NUM DESCRIPTION AMT ISSUED 000055820 Mobile Home 06/03/2026 000054854 Storage Building 59,874 01/21/2026 000054267 Right-of-Way Acce 10/17/2025											
MAP NUM		MKT AREA		02																		SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1550/28 9/23/2025 WD Q V 01 105,000 GRANTOR: GONZALEZ EVELYN GRANTEE: BROWN ALAN 1284/2071 11/09/2014 QC U V 11 100 GRANTOR: MADELYN GONZALEZ GRANTEE: EVELYN GONZALEZ									
NEIGHBORHOOD/LOC		25516.010		1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES										3859 SW OLD WIRE RD, 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															
																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	0000	C	VAC RES	0		A-1	0.00	0.00	10.06	AC		1.00	1.00	0.80	11,000.00	8,800.00	88,528														
REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.06 Total Land Value: 88,528 Market: 0 Agricultural: 0 Common: 88,528 PRINTED 06/23/2026 BY SYS																															