

(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 Tax Group: 3 Tax Dist: STANDARD 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 000054854 Storage Building 59,874 01/21/2026 000054267 Right-of-Way Acce 10/17/2025																							
MAP NUM MKT AREA 02																SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1550/28</td> <td>9/23/2025</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>105,000</td> </tr> </tbody> </table> GRANTOR: GONZALEZ EVELYN GRANTEE: BROWN ALAN 1284/2071 11/09/2014 QC U V 11 100 GRANTOR: MADELYN GONZALEZ GRANTEE: EVELYN GONZALEZ										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
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																																	
NEIGHBORHOOD/LOC 25516.010 1.00/																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
TOTALS																																							
EXTRA FEATURES						3805 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																							
																	<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/06/2026		MLU	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																		
			05/06/2026		MLU																																		
																	BUILDING NOTES																						
																	BUILDING DIMENSIONS																						

LAND DESCRIPTION										TOTAL OB/XF														
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							