

COMM SW COR OF NW1/4 OF SE1/4,  
 RUN E 11.79 FT TO E R/W OF  
 CR 252-A, N ALONG R/W 446.38

MCMILLAN PHYLLIS LAWS & ETAL  
 C/O BETTY JAMES, PO BOX 411271  
 MELBOURNE, FL 32941

**2026**

26-3S-15-00246-003  


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 34,188 TOTAL MARKET VALUE 34,188 SOH/AGL Deduction 9,744 ASSESSED VALUE 24,444 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 24,444 TOTAL JUST VALUE 34,188 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 27,972																																	
																				LAND:1:1: ADJ 4: LONG NARROW PARCEL																																	
																				<table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>										PERMIT NUM	DESCRIPTION	AMT	ISSUED																				
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					04/22/2026			MLU																																													
EXTRA FEATURES																																																					
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																																					
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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	4.44	AC		1.00	1.00	0.70	11,000.00	7,700.00	34,188																																				
REVIEW DATE 04/22/2026 BY MLU Total Acres: 4.44 Total Land Value: 34,188 Market: 0 Agricultural: 0 Common: 34,188 PRINTED 05/08/2026 BY SYS																																																					