COMM NW COR OF SE1/4 OF SE1/4, R
FOR POB, CONT E 342.76 FT, S 635
R/W DANA DR, W ALONG R/W 295.49,

RICHARDSON WESLEY CLAYTON FORREST
PO BOX 804
HIGH SPRINGS, FL 32655

2026

26-7S-16-04335-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26716.030 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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	64,870
TOTAL MARKET VALUE	64,870
SOH/AGL Deduction	9,980
ASSESSED VALUE	54,890
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,890
TOTAL JUST VALUE	64,870
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/839	9/30/2024	WD	Q	V	01	98,000
GRANTOR: BRETT SAUNDRA W						
GRANTEE: RICHARDSON WESLEY C						
1157/1814	8/20/2008	QC	Q	V	01	0
GRANTOR: KENNETH E BRETT						
GRANTEE: KENNETH E & SAUNDRA						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	0000	C	VAC RES	0		A-1	0.00	0.00	4.99	AC		1.00	1.00	1.00	13,000.00	13,000.00	64,870							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 4.99 Total Land Value: 64,870 Market: 0 Agricultural: 0 Common: 64,870 PRINTED 05/08/2026 BY SYS