

COMM NW COR OF E1/2 OF NW1/4, RU  
S R/W CR-242 RUN E 60.01 FT, S A  
OF EARL WAY 884.61 FT FOR POB, R

TUNSIL DONALD R  
1826 WILD DUNES CIR  
ORANGE PARK, FL 32065

**2026**

27-4S-16-03215-026  
PAGE 1 of 1

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																					
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 24,000 <b>TOTAL MARKET VALUE</b> 24,000 <b>SOH/AGL Deduction</b> 13,110 <b>ASSESSED VALUE</b> 10,890 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 10,890 <b>TOTAL JUST VALUE</b> 24,000 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 16,000																							
DOR CODE 0000 VACANT																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>     																							
MAP NUM      MKT AREA      01																				<b>SALES DATA</b> <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>1559/2698</td> <td>2/02/2026</td> <td>LE U</td> <td>V</td> <td>V</td> <td>14</td> <td>100</td> </tr> </tbody> </table> GRANTOR: TUNSIL DONALD R (ENH) GRANTEE: TUNSIL-JONES RAYSHA 1415/1123      7/07/2020      WD U      V      30      100 GRANTOR: TERESA T BOWMAN GRANTEE: DONALD R TUNSIL										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1559/2698	2/02/2026	LE U	V	V	14	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1559/2698	2/02/2026	LE U	V	V	14	100																																					
NEIGHBORHOOD/LOC 27416.00 1.00/																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
TOTALS																																											
EXTRA FEATURES										BLD DATE      LGL DATE XF DATE      LAND DATE 04/20/2026      MLU INC DATE      AG DATE										<b>BUILDING NOTES</b>   																							
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																											
																	<b>BUILDING DIMENSIONS</b>   																										
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	2.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	24,000																										
REVIEW DATE 04/20/2026 BY MLU Total Acres: 2.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/08/2026 BY SYS																																											