

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																																			
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 16,000 TOTAL MARKET VALUE 16,000 SOH/AGL Deduction 5,110 ASSESSED VALUE 10,890 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 10,890 TOTAL JUST VALUE 16,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 16,000																																					
																				PERMIT NUM DESCRIPTION AMT ISSUED 																																					
																				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>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 <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>1415/1123</td> <td>7/07/2020</td> <td>WD U</td> <td>V</td> <td>V</td> <td>30</td> <td>100</td> </tr> </tbody> </table> 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	1415/1123	7/07/2020	WD U	V	V	30	100
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TOTALS										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 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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1	0000	C	VAC RES	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	16,000																																								
REVIEW DATE 04/07/2025 BY MLU Total Acres: 2.00 Total Land Value: 16,000 Market: 0 Agricultural: 0 Common: 16,000 PRINTED 03/24/2026 BY SYS																																																									