COMM 1540 FT E OF NW COR OF SW1/
RUN S 588 FT, E 53 FT, S 289 FT
N 50 FT, E 225 FT, S 50 FT, W 22

MCCLAIN GENETHER
1205 WEST MADISON STREET
PLANT CITY, FL 33566

2026

28-3S-17-05641-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	28317.00 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	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,575
TOTAL MARKET VALUE	1,575
SOH/AGL Deduction	0
ASSESSED VALUE	1,575
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,575
TOTAL JUST VALUE	1,575
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1546/1481	5/23/2025	QC	P	V	98	5,000
GRANTOR: MONTALVO GENETHER						
GRANTEE: CHALLENGER WILLIAM						
0582/0334	3/01/1986	QC	Q	V	01	1
GRANTOR:						
GRANTEE:						

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		00	0.00	0.00	5,250.00	SF		1.00	1.00	0.60	0.50	0.30	1,575							

REVIEW DATE 09/09/2015 BY DF Total Acres: 0.12 Total Land Value: 1,575 Market: 0 Agricultural: 0 Common: 1,575 PRINTED 03/26/2026 BY SYS