

FOLLOWING DESC LYING IN SEC 29:
SE1/4 OF NE1/4 OF SEC 30, W 1255
OF SE TUSTENUGGEE AVE, S ALONG R

WILSON SHAWN C
9117 CAROLINA WREN DR
TAMPA, FL 33626

2026

29-6S-17-09802-001



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 286,065 TOTAL MARKET VALUE 17,845 SOH/AGL Deduction 0 ASSESSED VALUE 17,845 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 17,845 TOTAL JUST VALUE 286,065 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 286,065																							
																				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>1474/1869</td> <td>9/02/2022</td> <td>WD</td> <td>U</td> <td>V</td> <td>11</td> <td>0</td> </tr> </tbody> </table> GRANTOR: WILSON RICHARD GRANTEE: WILSON SHAWN C										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1474/1869	9/02/2022	WD	U	V	11	0
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1474/1869	9/02/2022	WD	U	V	11	0																																					
TOTALS EXTRA FEATURES										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 04/10/2025 MLU																							
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	BUILDING NOTES																										
																	BUILDING DIMENSIONS																										
LAND DESCRIPTION										TOTAL OB/XF																																	
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	6200	A	PASTURE 3	0		A-1	0.00	0.00	18.00	AC		1.00	1.00	1.00	280.00	280.00	5,040																										
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	45.57	AC		1.00	1.00	1.00	281.00	281.00	12,805																										
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	63.57	AC		1.00	1.00	1.00	4,500.00	4,500.00	286,065																										
REVIEW DATE 04/10/2025 BY MLU Total Acres: 63.57 Total Land Value: 17,845 Market: 286,065 Agricultural: 17,845 Common: 0 PRINTED 04/03/2026 BY SYS																																											