

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 STANDARD<br>Tax Group: 3 Tax Dist:<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 0<br>TOTAL LAND VALUE - MARKET 349,635<br>TOTAL MARKET VALUE 17,845<br>SOH/AGL Deduction 0<br>ASSESSED VALUE 17,845<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 17,845<br>TOTAL JUST VALUE 349,635<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 286,065 |        |                   |    |        |  |  |  |  |  |  |  |
|  |            |              |                      |     |     |          |       |       |                |                                 |         |             |             |                |                 |                |                            |                             |      | PERMIT NUM DESCRIPTION AMT ISSUED   |        |                   |    |        |  |  |  |  |  |  |  |
|  |            |              |                      |     |     |          |       |       |                |                                 |         |             |             |                |                 |                |                            |                             |      | <b>SALES DATA</b><br>OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE<br>1474/1869 9/02/2022 WD U V 11 0<br>GRANTOR: WILSON RICHARD<br>GRANTEE: WILSON SHAWN C  |        |                   |    |        |  |  |  |  |  |  |  |
| TOTALS   |            |              |                      |     |     |          |       |       |                | BLD DATE<br>XF DATE<br>INC DATE |         |             |             |                |                 |                |                            |                             |      | LGL DATE<br>LAND DATE<br>AG DATE<br>05/07/2026 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          |                            |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |
|  |            |              |                      |     |     |          |       |       |                |                                 |         |             |             |                |                 |                | <b>BUILDING NOTES</b>      |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |
|  |            |              |                      |     |     |          |       |       |                |                                 |         |             |             |                |                 |                | <b>BUILDING DIMENSIONS</b> |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |
| 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           | 5,500.00        | 5,500.00       | 349,635                    |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |
| REVIEW DATE 05/07/2026 BY MLU Total Acres: 63.57 Total Land Value: 17,845 Market: 349,635 Agricultural: 17,845 Common: 0 PRINTED 06/25/2026 BY SYS |            |              |                      |     |     |          |       |       |                |                                 |         |             |             |                |                 |                |                            |                             |      |   |        |                   |    |        |  |  |  |  |  |  |  |