

COMM NW COR OF NW1/4, RUN S 43.7  
 TO S R/W CR-242 FOR POB, RUN E 3  
 S 420 FT, W 315 FT, N 420 FT TO

BADU-TWENEBOAH KRISTOF  
 1868 CROSSPOINTE WAY  
 ST AUGUSTINE, FL 32092

**2026**

30-4S-16-03245-001  


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 Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 42,000 TOTAL MARKET VALUE 42,000 SOH/AGL Deduction 4,067 ASSESSED VALUE 37,933 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 37,933 TOTAL JUST VALUE 42,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 42,000											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1330/0296 1/31/2017 WD U V 30 0 GRANTOR: ESTELLA MAE RENTZ CRA GRANTEE: KRISTOF BADU-TWENEB											
																				BLD DATE LGL DATE XF DATE LAND DATE 05/06/2026 MLU INC DATE AG DATE											
EXTRA FEATURES										L	OB/XF	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	DPHT 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	3.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	42,000														
REVIEW DATE 05/06/2026 BY MLU Total Acres: 3.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 05/08/2026 BY SYS																															