NW1/4 OF SW1/4 EX .89 AC FOR ADD
CHARLES TER DESC IN WD 1458-1553

MCFADDEN JOHN
23424 SE HIGHWAY 19
OLD TOWN, FL 32680

2026

30-4S-16-03247-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30416.00 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	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	252,660
TOTAL MARKET VALUE	18,739
SOH/AGL Deduction	0
ASSESSED VALUE	18,739
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,739
TOTAL JUST VALUE	252,660
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	168,440

SALE:1:1: 43 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1263/0188	9/27/2013	PR	U	V	30	100
GRANTOR: NATHANIEL TYRONE WATS						
GRANTEE: JOHN MCFADDEN						
0838/0412	4/11/1997	PR	Q	V	03	0
GRANTOR: ALVIN WATSON AS PR						
GRANTEE: NATHANIEL WATSON						

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	42.11	AC		1.00	1.00	1.00	445.00	445.00	18,739							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	42.11	AC		1.00	1.00	1.00	6,000.00	6,000.00	252,660							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 42.11 Total Land Value: 18,739 Market: 252,660 Agricultural: 18,739 Common: 0 PRINTED 05/08/2026 BY SYS