

BEG SW COR OF SE1/4 OF SW1/4, E  
 DEG W 529.09 FT, S 81 DEG W 1286  
 OF SE HIGH FALLS RD, S 33 DEG E

KELLING WALTER EUGENE  
 3231 CRITTENDON ST  
 NORTH PORT, FL 34286

**2026**

30-4S-18-10513-020  


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 35,035 TOTAL MARKET VALUE 3,239 SOH/AGL Deduction 0 ASSESSED VALUE 3,239 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 3,239 TOTAL JUST VALUE 35,035 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 35,035											
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1491/2598 5/31/2023 WD U V 34 30,000 GRANTOR: DICKS J L GRANTEE: KELLING WALTER EUGE											
DOR CODE 5500										TIMBERLAND 80-89																					
MAP NUM										MKT AREA 04																					
NEIGHBORHOOD/LOC										1418.00 1.00/																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										BLD DATE										LGL DATE 04/11/2025 MLU											
EXTRA FEATURES										XF DATE										LAND DATE											
										INC DATE										AG DATE											
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 0																					
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	5500	A	TIMBER 2	0					7.01	AC		1.00	1.00	1.00	445.00	445.00	3,119														
2	5910	A	SWAMP/CYPRES	0					3.00	AC		1.00	1.00	1.00	40.00	40.00	120														
3	9910	M	MKT.VAL.AG	0					10.01	AC		1.00	1.00	0.50	7,000.00	3,500.00	35,035														
REVIEW DATE 04/11/2025 BY MLU Total Acres: 10.01 Total Land Value: 3,239 Market: 35,035 Agricultural: 3,239 Common: 0 PRINTED 05/12/2026 BY SYS																															