BEG SW COR OF SEC, RUN N 664.22
S 662.71 FT, W 657.31 FT TO POB.
SANTUCKNEE ESTATES S/D UNREC).

MORUA ALFREDO
4811 MILEY RD
PLANT CITY, FL 33565

2026

30-6S-16-04001-115

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30616.00	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

484 SW SAN TUCKNEE TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	82,582
TOTAL MARKET VALUE	82,582
SOH/AGL Deduction	4,129
ASSESSED VALUE	78,453
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,453
TOTAL JUST VALUE	82,582
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051069	Electrical Servic	0	10/14/2024
30131	M H	375	05/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/642	5/21/2024	WD	Q	V	01	40,000
GRANTOR: WILLIAMS GEORGE A						
GRANTEE: MORUA ALFREDO						
1466/1670	5/10/2018	WD	Q	I	01	38,900
GRANTOR: BULLARD MANAGEMENT SE						
GRANTEE: WILLIAMS GEORGE A						

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	0000	C	VAC RES	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	0.75	11,000.00	8,250.00	82,582							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.01 Total Land Value: 82,582 Market: 0 Agricultural: 0 Common: 82,582 PRINTED 06/26/2026 BY SYS