

(AKA LOT 15 PINE FOREST UNREC) C
 SE1/4, RUN E 715.15 FT, N 11 DEG
 239.82 FT FOR POB, CONT N 720.99

TERRYN DUANE C/TERRYN LONN M
 3326 BAYFIELD ST
 COCOA, FL 32926

2026

31-5S-16-03744-415



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 7,000 TOTAL LAND VALUE - MARKET 100,300 TOTAL MARKET VALUE 107,300 SOH/AGL Deduction 0 ASSESSED VALUE 107,300 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 107,300 TOTAL JUST VALUE 107,300 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 87,240											
																				DOR CODE 0000 VACANT MAP NUM MKT AREA 02 NEIGHBORHOOD/LOC 31516.040 1.00/ AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1535/1312 3/11/2025 WD Q I 01 135,000 GRANTOR: FINGULIN GEORGE W GRANTEE: TERRYN DUANE C 1191/0155 3/20/2010 QC U V 11 0 GRANTOR: TERESITA & CARLOS MEN GRANTEE: GEORGE W & TERESITA											
																				BLD DATE LGL DATE XF DATE LAND DATE 05/06/2026 MLU INC DATE AG DATE											
TOTALS																				EXTRA FEATURES 1344 SW DREW FEAGLE AVE, FORT WHITE 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 1 9945 Well/Sept 0 0 0 0 1.00 UT 7,000.00 7,000.00 100 3 100 7,000											
LAND DESCRIPTION																				TOTAL OB/XF 7,000											
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	10.03	AC		1.00	1.00	1.00	10,000.00	10,000.00	100,300														
REVIEW DATE 03/26/2026 BY JB Total Acres: 10.03 Total Land Value: 100,300 Market: 0 Agricultural: 0 Common: 100,300 PRINTED 05/08/2026 BY SYS																															