

LOT 17 BLOCK A MAULDIN
WOODLANDS S/D PHASE 2.
ORB 833-164, AFD 1029-247,

SHIPMAN FRANK/SHIPMAN CHRISTINE
AS TRUSTEES, 1611 NW 175TH ST
MIAMI, FL 33169

2026

33-4S-16-03265-217



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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 7,000 TOTAL LAND VALUE - MARKET 60,000 TOTAL MARKET VALUE 67,000 SOH/AGL Deduction 16,672 ASSESSED VALUE 50,328 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 50,328 TOTAL JUST VALUE 67,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 62,000 LAND:1:1: 5.00 AC																							
																				PERMIT NUM 14998 DESCRIPTION M H AMT 125 ISSUED 01/26/1999																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1336/0126</td> <td>3/17/2017</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>40,000</td> </tr> </tbody> </table> GRANTOR: WANDA GOLDING GRANTEE: FRANK & CHRISTINE S 1053/0706 7/11/2005 WD Q V 57,400 GRANTOR: FLOYD GRANTEE: GOLDING										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1336/0126	3/17/2017	WD	Q	V	01	40,000
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1336/0126	3/17/2017	WD	Q	V	01	40,000																																					
DOR CODE 0000 VACANT										BLD DATE 04/22/2026 MLU																																	
MAP NUM										LGL DATE																																	
NEIGHBORHOOD/LOC 33416.010 1.00/										LAND DATE																																	
AREA TYPE										AG DATE																																	
TOTAL GROSS AREA										INC DATE																																	
PCT OF BASE																																											
YEAR																																											
TOT ADJ AREA																																											
SUBAREA MARKET VALUE																																											
TOTALS																																											
EXTRA FEATURES																																											
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																																											
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	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000																										
REVIEW DATE 01/21/2026 BY AJ																																											
Total Acres: 5.06					Total Land Value: 60,000					Market: 0					Agricultural: 0					Common: 60,000																							
PRINTED 05/08/2026 BY SYS																																											