BEG NE COR OF NW1/4 OF SW1/4, RU
W 312.30 FT, N 278.99 FT, E 312.

JOSEPH ALBERT/JOSEPH FLORIDE
12249 SW 94TH LN
DUNNELLON, FL 34432

2026

33-6S-16-04045-008

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16.00	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	04/07/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	28,000
SOH/AGL Deduction	3,800
ASSESSED VALUE	24,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,200
TOTAL JUST VALUE	28,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	28,000

SALE:1:1: 2 ACRES $.55 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1077/1828	3/08/2006	WD	Q	V		33,000
GRANTOR: DARLEN MORGENTHAL & M						
GRANTEE: ALBERT & FLORIDE JO						
1058/2349	9/20/2005	TD	Q	V	01	11,000
GRANTOR: CLERK OF COURT						
GRANTEE: DARLENE MORGENTHAL						

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		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 03/24/2026 BY SYS