

LOT 16 FORT WHITE ACRES S/D UNRE
 COMM SW COR OF SEC, RUN E 400 FT
 SE'LY R/W WILSON SPRINGS RD, NE

MUENCHEN JOHN R
 854 SW BISCAYNE GLN
 LAKE CITY, FL 32025

2026

33-6S-16-04049-016


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: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 7,000 TOTAL LAND VALUE - MARKET 22,000 TOTAL MARKET VALUE 29,000 SOH/AGL Deduction 7,000 ASSESSED VALUE 22,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 22,000 TOTAL JUST VALUE 29,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 20,000											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / U V / I RSN CD SALE PRICE 0821/2165 4/29/1996 WD U I 11 15,000 GRANTOR: CLERK OF COURT GRANTEE: JOHN R MUENCHEN 0769/0769 12/30/1992 WD U V 35 9,500 GRANTOR: R & H TELEPHONE INC GRANTEE: JOHN R MUENCHEN											
																				BUILDING NOTES BUILDING DIMENSIONS											
DOR CODE 0700 MISC IMPROVED 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 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										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/08/2026 MLU										PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / U V / I RSN CD SALE PRICE 0821/2165 4/29/1996 WD U I 11 15,000 GRANTOR: CLERK OF COURT GRANTEE: JOHN R MUENCHEN 0769/0769 12/30/1992 WD U V 35 9,500 GRANTOR: R & H TELEPHONE INC GRANTEE: JOHN R MUENCHEN BUILDING NOTES BUILDING DIMENSIONS											
LAND DESCRIPTION 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 0000 C VAC RES 0 00 0.00 0.00 1.00 LT 1.00 1.00 1.00 22,000.00 22,000.00 22,000										TOTAL OB/XF 7,000										REVIEW DATE 06/15/2015 BY DF Total Acres: 1.20 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 06/08/2026 BY SYS											