

AKA LOT 6 HAWK'S RIDGE ACRES UNR
OF NW1/4, RUN W ALONG OSPREY RD
POB, CONT W 437.95 FT, N 1319.12

ATWOOD WYNSTON/ATWOOD KATHERINE
7195 18TH ST
VERO BEACH, FL 32966

2026

35-6S-17-09859-806



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 0 TOTAL LAND VALUE - MARKET 54,665 TOTAL MARKET VALUE 54,665 SOH/AGL Deduction 9,076 ASSESSED VALUE 45,589 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 45,589 TOTAL JUST VALUE 54,665 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 41,445																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				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>1507/1277</td> <td>1/26/2024</td> <td>WD Q</td> <td>Q</td> <td>V</td> <td>01</td> <td>53,500</td> </tr> </tbody> </table> GRANTOR: BERTNISON CHRISTIAN S GRANTEE: ATWOOD WYNSTON 1045/1380 5/06/2005 WD U V 08 32,500 GRANTOR: BIRCHFIELD GRANTEE: BERTNISON										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1507/1277	1/26/2024	WD Q	Q	V	01	53,500
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1507/1277	1/26/2024	WD Q	Q	V	01	53,500																																					
TOTALS EXTRA FEATURES 1387 SE BIBLE CAMP ST, HIGH SPRINGS										BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE					05/07/2026 MLU																							
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																											
																	BUILDING NOTES																										
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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	9900	C	AC NON-AG	0		A-1	0.00	0.00	6.61	AC		1.00	1.00	1.00	8,000.00	8,000.00	52,880																										
2	9630	C	SWAMP	0			0.00	0.00	6.61	AC		1.00	1.00	1.00	270.00	270.00	1,785																										
REVIEW DATE 05/07/2026 BY MLU Total Acres: 13.22 Total Land Value: 54,665 Market: 0 Agricultural: 0 Common: 54,665 PRINTED 06/19/2026 BY SYS																																											