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

2027

35-6S-17-09859-806

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35617.020 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

1387 SE BIBLE CAMP ST, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,665
TOTAL MARKET VALUE	54,665
SOH/AGL Deduction	4,517
ASSESSED VALUE	50,148
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,148
TOTAL JUST VALUE	54,665
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/1277	1/26/2024	WD	Q	V	01	53,500
GRANTOR: BERNTSON CHRISTIAN S						
GRANTEE: ATWOOD WYNSTON						
1045/1380	5/06/2005	WD	U	V	08	32,500
GRANTOR: BIRCHFIELD						
GRANTEE: BERNTSON						

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	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 11/17/2026 BY SYS