LOT 9 BLOCK E COLLEGE MANOR S/D

686-128, 742-1501, 863-3, TD 154

GES COZY PROPERTIES LLC
560 VILLAGE BLVD, STE 120-77
WEST PALM BEACH, FL 33409

2026

36-3S-17-07451-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36317.010 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	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	5,500
TOTAL MARKET VALUE	5,500
SOH/AGL Deduction	0
ASSESSED VALUE	5,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,500
TOTAL JUST VALUE	5,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,500

SALE:2:1: KUSCHILL SELLING EVERYTHING HE OWNS.

SALE:1:1: LOT 9 BLK E COLLEGE MANOR UNIT 2

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1548/2506	9/08/2025	TD	U	V	18	5,000
GRANTOR: DOUGLAS VIRGIL						
GRANTEE: GES COZY PROPERTIES						
0863/0003	4/24/1998	QC	Q	V	01	2,500
GRANTOR: FRAME						
GRANTEE: DOUGLAS						

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	5,500.00	5,500.00	5,500							

REVIEW DATE 01/21/2026 BY TP Total Acres: 0.35 Total Land Value: 5,500 Market: 0 Agricultural: 0 Common: 5,500 PRINTED 05/08/2026 BY SYS