

LOT 2 BLUE SKY ESTATES UNR: COMM
 OF NW1/4, W 1907.92 FT FOR POB,
 PT ON CURVE & N R/W OF CR-18 W 3

CONTRERAS JESUS
 5717 HILLSBOROUGH ST
 WIMAUMA, FL 33598

2026

36-6S-16-04075-002


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 7,000 TOTAL LAND VALUE - MARKET 110,110 TOTAL MARKET VALUE 117,110 SOH/AGL Deduction 19,859 ASSESSED VALUE 97,251 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 97,251 TOTAL JUST VALUE 117,110 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 102,095																							
																				PERMIT NUM 000044382 DESCRIPTION RV - Recreational AMT ISSUED 05/09/2022																							
																				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>1462/2058</td> <td>2/28/2017</td> <td>AG</td> <td>U</td> <td>V</td> <td>21</td> <td>18,000</td> </tr> </tbody> </table> GRANTOR: BLUE SKY TIMBER-LAND GRANTEE: CONTRERAS JESUS										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1462/2058	2/28/2017	AG	U	V	21	18,000
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1462/2058	2/28/2017	AG	U	V	21	18,000																																					
TOTALS EXTRA FEATURES 4355 SW COUNTY ROAD 18 , FORT WHITE										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/06/2026 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																												
1	9945	Well/Sept	0 0	0 0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000																													
LAND DESCRIPTION										TOTAL OB/XF 7,000																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110																										
REVIEW DATE 01/04/2023 BY JB Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 05/08/2026 BY SYS																																											