

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 STANDARD Tax Group: 3 Tax Dist: 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 DESCRIPTION AMT ISSUED 000044382 RV - Recreational 05/09/2022																
																				SALES DATA 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 GRANTOR: BLUE SKY TIMBER-LAND GRANTEE: CONTRERAS JESUS																
																				BLD DATE LGL DATE XF DATE LAND DATE 05/06/2026 MLU INC DATE AG DATE																
TOTALS										4355 SW COUNTY ROAD 18 , FORT WHITE																										
EXTRA FEATURES										L	OB/XF	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										
										TOTAL OB/XF 7,000																										
LAND DESCRIPTION										L	N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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 06/19/2026 BY SYS																