BEG AT NE COR OF SEC, RUN S 93.7
OF U S HWY 441, CONT ALONG R/W 5
502.59 FT, S 1086.45 FT, E 500 F

HAJOS DAVID J
14620 W NEWBERRY RD BOX 336
NEWBERRY, FL 32669

2025

04-7S-17-09886-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	4717.00	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	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	138,150
TOTAL MARKET VALUE	6,831
SOH/AGL Deduction	0
ASSESSED VALUE	6,831
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,831
TOTAL JUST VALUE	138,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1534/2792	3/06/2025	WD	P	I	98	225,000
GRANTOR: HAJOS DAVID J						
GRANTEE: PINNACLE SITE SOLUT						
1267/1192	12/27/2013	WD	Q	V	01	280,000
GRANTOR: KAUFMAN BROTHERS LLC						
GRANTEE: DAVID J HAJOS						

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	15.35	AC		1.00	1.00	1.00	445.00	445.00	6,831							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	15.35	AC		1.00	1.00	1.00	9,000.00	9,000.00	138,150							

REVIEW DATE 07/29/2025 BY TP Total Acres: 15.35 Total Land Value: 6,831 Market: 138,150 Agricultural: 6,831 Common: 0 PRINTED 08/01/2025 BY SYS