S1/4 OF NE1/4 OF NE1/4 & SE1/4 O
656-771, DC 991-2472, WD 1042-13

HAMLIN FREDERICK/HAMLIN NELLIE
362 NE CLYDE AVE
MAYO, FL 32066-7170

2026

02-4S-15-00323-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2415.00	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	05/16/2023 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	192,500
TOTAL MARKET VALUE	22,250
SOH/AGL Deduction	0
ASSESSED VALUE	22,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,250
TOTAL JUST VALUE	192,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	192,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1231/2791	1/24/2012	QC	U	V	11	100
GRANTOR: FREDERICK & NELLIE HA						
GRANTEE: FREDERICK & NELLIE						
1042/1373	4/05/2005	WD	Q	V		175,000
GRANTOR: HERSEY						
GRANTEE: FREDERICK & NELLIE						

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			0.00	0.00	50.00	AC		1.00	1.00	1.00	445.00	445.00	22,250							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	50.00	AC		1.00	1.00	0.70	5,500.00	3,850.00	192,500							

REVIEW DATE 08/02/2023 BY JB Total Acres: 50.00 Total Land Value: 22,250 Market: 192,500 Agricultural: 22,250 Common: 0 PRINTED 05/08/2026 BY SYS