

COMM SE COR OF NW1/4 OF SEC RUN
 POB, N 628.51 FT, W 467.00 FT, N
 2180.73 FT, S 810.76 FT, E 2647.

FLETCHER SHIRLENE V TRUT DATED SEPTEMBER 27, 2002
 6031 NW 34TH TERR
 GAINESVILLE, FL 32653

2026

02-5S-15-00427-004



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 0 TOTAL LAND VALUE - MARKET 283,980 TOTAL MARKET VALUE 18,110 SOH/AGL Deduction 0 ASSESSED VALUE 18,110 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 18,110 TOTAL JUST VALUE 283,980 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 165,655											
DOR CODE 5500																				TIMBERLAND 80-89											
MAP NUM																				MKT AREA 02											
NEIGHBORHOOD/LOC 2515.00 1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																				BLD DATE		LGL DATE	05/07/2026	MLU							
EXTRA FEATURES																				XF DATE		LAND DATE									
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															
																	INC DATE				AG DATE										

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1543/553	6/23/2025	PR U	V	V	11	100
GRANTOR: FLETCHER SHIRLENE V						
GRANTEE: FLETCHER SHIRLENE V						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	29.33	AC		1.00	1.00	1.00	445.00	445.00	13,052							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	18.00	AC		1.00	1.00	1.00	281.00	281.00	5,058							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	47.33	AC		1.00	1.00	1.00	6,000.00	6,000.00	283,980							