BEG NW COR OF SEC, RUN E 660 FT, S 1844.43 FT TO N R/W OF RD, W 666.01 FT, N 1766.90

WALLSCHLAGER CHERYL LYNN
2972 238TH ST
O'BRIEN, FL 32071

2027

04-7S-17-09888-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
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	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	14,000
TOTAL LAND VALUE - MARKET	192,360
TOTAL MARKET VALUE	206,360
SOH/AGL Deduction	56,417
ASSESSED VALUE	149,943
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,943
TOTAL JUST VALUE	206,360
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,360

BLDG:1:1: INTERIOR OF HOUSE IS IN BAD SHAPE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1320/298	8/04/2016	QC	U	V	11	100
GRANTOR: BOLTON SHARON H						
GRANTEE: WALLSCHLAGER CHERYL						
1046/0743	8/24/2004	QC	U	V		100
GRANTOR: MADELYN M HURLEY						
GRANTEE: SHARON H BOLTON						

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
1	9945	Well/Sept	0	0	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	

LAND DESCRIPTION

TOTAL OB/XF 14,000

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	27.48	AC		1.00	1.00	1.00	7,000.00	7,000.00	192,360							

REVIEW DATE 11/06/2017 BY BC Total Acres: 27.48 Total Land Value: 192,360 Market: 0 Agricultural: 0 Common: 192,360 PRINTED 11/17/2026 BY SYS