COMM AT NW COR OF NE1/4 OF SE1/4
FOR POB, CONT NE 391.26 FT, E 18
451.88 FT, W 476.28 FT TO POB EX

MERKEL DYLAN C
839 GRAND REGENCY POINTE, UT 204
ALTAMONTE SPRINGS, FL 32714

2026

06-7S-16-04145-026

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6716.00	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

642 SW COLES CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	62,432
TOTAL MARKET VALUE	62,432
SOH/AGL Deduction	9,605
ASSESSED VALUE	52,827
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,827
TOTAL JUST VALUE	62,432
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1507/1771	1/31/2024	WD	U	V	37	64,900
GRANTOR: CREATE YOUR LEGACY, L						
GRANTEE: MERKEL DYLAN C						
1507/1575	1/31/2024	WD	U	V	37	40,000
GRANTOR: HAYES TERRY						
GRANTEE: CREATE YOUR LEGACY,						

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	0000	C	VAC RES	0			0.00	0.00	5.65	AC		1.00	1.00	0.85	13,000.00	11,050.00	62,432							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 5.65 Total Land Value: 62,432 Market: 0 Agricultural: 0 Common: 62,432 PRINTED 05/12/2026 BY SYS