

S1/2 OF SW1/4 AS LIES EAST OF FA
607-149, PR 1310-2665,

BAILEY CHARLES GLENN
1728 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2026

10-6S-17-09637-000



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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 330,000 TOTAL MARKET VALUE 26,700 SOH/AGL Deduction 0 ASSESSED VALUE 26,700 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 26,700 TOTAL JUST VALUE 330,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 270,000																									
																				PERMIT NUM DESCRIPTION AMT ISSUED																									
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>V</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1310/2665</td> <td>3/08/2016</td> <td>PR U</td> <td>V</td> <td>V</td> <td></td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: MATTHEW ROBERT BAILEY GRANTEE: CHARLES G BAILEY										OFF RECORD Number	DATE	TYPE INST	Q U	V I	V	RSN CD	SALE PRICE	1310/2665	3/08/2016	PR U	V	V		11	100
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TOTALS EXTRA FEATURES										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/07/2026 MLU																									
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	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	60.00	AC		1.00	1.00	1.00	445.00	445.00	26,700																												
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	60.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	330,000																												
REVIEW DATE 05/07/2026 BY MLU Total Acres: 60.00 Total Land Value: 26,700 Market: 330,000 Agricultural: 26,700 Common: 0 PRINTED 06/01/2026 BY SYS																																													