BEG SE COR OF NE1/4 OF SE1/4 RUN
40 FT, S 1330.55 FT TO POB.

FERNANDEZ-MATTHEWS FAMILY TRUST DATED AUGUST 29, 2
7631 SW 87TH TER
GAINESVILLE, FL 32608

2026

13-6S-17-09659-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	13617.00	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	03/25/2022 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,100
TOTAL MARKET VALUE	2,100
SOH/AGL Deduction	0
ASSESSED VALUE	2,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,100
TOTAL JUST VALUE	2,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,100

SALE:1:1: INCUDED 18-6S-18-10619-000

LAND:1:1: JOINS 18-6S-18-10619-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/661	8/29/2025	WD	U	I	11	100
GRANTOR: MATTHEWS GRACE F						
GRANTEE: FERNANDEZ-MATTHEWS						
0742/0357	1/25/1991	WD	U	V	35	50,600
GRANTOR: SPANGENBERG						
GRANTEE: MATTHEWS						

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					0.60	AC		1.00	1.00	1.00	3,500.00	3,500.00	2,100							

REVIEW DATE 03/25/2022 BY MLU Total Acres: 0.60 Total Land Value: 2,100 Market: 0 Agricultural: 0 Common: 2,100 PRINTED 06/22/2026 BY SYS