NW1/4 OF SW1/4 & SW1/4 OF NW1/4
OLUSTEE CREEK.

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

2026

18-6S-18-10619-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19618.00	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

4009 SE OCTOBER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
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	19,200
TOTAL LAND VALUE - MARKET	270,000
TOTAL MARKET VALUE	40,604
SOH/AGL Deduction	0
ASSESSED VALUE	40,604
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,604
TOTAL JUST VALUE	289,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,200

LAND:1:1: JOINS 13-6S-17-09659 001 & 10620

SALE:1:1: ALSO 13-6S-17-09659-001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042165	Storage Building	9,000	06/17/2021

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
1	0030	BARN,MT	0	0	32	40	1,280.00	UT	15.00	15.00	100	2023	2022		100	19,200	

LAND DESCRIPTION

TOTAL OB/XF 19,200

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	31.00	AC		1.00	1.00	1.00	445.00	445.00	13,795							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	281.00	281.00	5,339							
3	5700	A	TIMBER 4	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	227.00	227.00	2,270							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	60.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	270,000							

REVIEW DATE 03/31/2022 BY MLU Total Acres: 60.00 Total Land Value: 21,404 Market: 270,000 Agricultural: 21,404 Common: 0 PRINTED 03/24/2026 BY SYS