NE1/4 OF SW1/4. (9 AC BEING WITH COUNTY) LYING WEST OF OLUSTEE CR

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

2026

18-6S-18-10620-000

COLUMBIA COUNTY PROPERTY

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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 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	76,500
TOTAL MARKET VALUE	4,005
SOH/AGL Deduction	0
ASSESSED VALUE	4,005
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,005
TOTAL JUST VALUE	76,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,500

LAND:1:1: JOINS 10619 & 13-6S-17-9659-000

SALE:1:1: 9 AC-TAX DEED

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						
GRANTEE: FERNANDEZ-MATTHEWS						
0773/0324	4/06/1993	TD	U	V	11	1,300
GRANTOR: LILLIAN LEVINE						
GRANTEE: ROBERT 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	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	445.00	445.00	4,005							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	76,500							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 9.00 Total Land Value: 4,005 Market: 76,500 Agricultural: 4,005 Common: 0 PRINTED 03/24/2026 BY SYS