LOTS 9 CEDAR SPRING SHORES UNIT
ORB 741-779, WD 998-2382, WD 100

HARTZOG ELIAS GRADY/HARTZOG HONOR SANDIFER
P O BOX 59
BRANFORD, FL 32008

**2026**

**18-7S-16-04236-045**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0700 | MISC IMPROVED | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 18716.010 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 3,500 |
| TOTAL LAND VALUE - MARKET | 75,750 |
| TOTAL MARKET VALUE | 79,250 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 79,250 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 79,250 |
| TOTAL JUST VALUE | 79,250 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 79,250 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

| BLD DATE | | LGL DATE | |
|---|---|---|---|
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1370/1141 | 10/12/2018 | WD | Q | I | 01 | 62,000 |
| GRANTOR: CHARLES E MARKLEY SR | | | | | | |
| GRANTEE: ELIAS GRADY & HONOR | | | | | | |
| 1273/2258 | 4/14/2014 | QC | U | I | 11 | 35,500 |
| GRANTOR: CHARLES E JR & NANCY | | | | | | |
| GRANTEE: CHARLES E MARKLEY S | | | | | | |

### 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 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 500 | |
| 2 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,500

| 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 | 0700 | C | MISC RES | 0 | | A-1 | 0.00 | 0.00 | 101.00 | FF | | 1.00 | 1.00 | 1.00 | 750.00 | 750.00 | 75,750 | | | | | | | |

REVIEW DATE 12/18/2016 BY DF Total Acres: 1.62 Total Land Value: 75,750 Market: 0 Agricultural: 0 Common: 75,750 PRINTED 06/08/2026 BY SYS