COMM SW COR OF E1/2 OF NE1/4 OF
309.04 FT TO A CURVE, SE ALONG C
E 242.71 FT TO NW COR OF SW1/4 O

COODY WENDY/COODY JAMES D JR
9453 SW COUNTY ROAD 239A
LAKE BUTLER, FL 32054

2027

21-1S-17-04558-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	21117.00	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	12/07/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	29,680
TOTAL MARKET VALUE	3,302
SOH/AGL Deduction	0
ASSESSED VALUE	3,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,302
TOTAL JUST VALUE	29,680
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	29,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1581/2594	11/06/2026	QC	U	V	11	100
GRANTOR: HALTIWANGER BETTY M						
GRANTEE: COODY WENDY						
1581/1413	11/03/2026	QC	U	V	11	100
GRANTOR: BRINKLEY HERMAN L SR						
GRANTEE: HALTIWANGER BETTY M						

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	4.35	AC		1.00	1.00	1.00	445.00	445.00	1,936							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	3.65	AC		1.00	1.00	1.00	281.00	281.00	1,026							
3	5700	A	TIMBER 4	0		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	227.00	227.00	340							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	7.42	AC		1.00	1.00	1.00	4,000.00	4,000.00	29,680							

REVIEW DATE 12/07/2022 BY MLU Total Acres: 9.50 Total Land Value: 3,302 Market: 29,680 Agricultural: 3,302 Common: 0 PRINTED 11/17/2026 BY SYS