BEG NW COR OF SEC, E 810.45 FT, 3.0 FT, S 1569.28 FT TO N R/W LE (NKA NW BERMUDA PL), W ALONG R/W

BOELTER CHARLES F
9084 SPINDLETREE WAY
JACKSONVILLE, FL 32256

2027

26-2S-15-00107-001

BUILDING CHARACTERISTICS

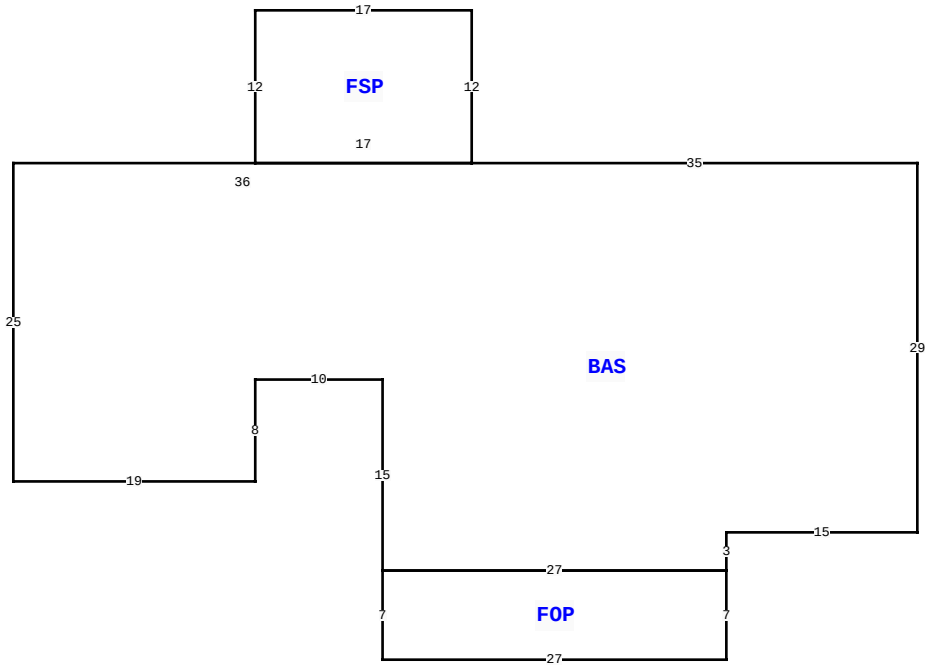
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	26215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100		1,944	151,516
FOP	189	30		57	4,443
FSP	204	40		82	6,391
TOTALS	2,337			2,083	162,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,083	106.7097	117.38	244,503	1993	1993	0	0	0	33.60	66.40

1 SINGLE FAM 0% - 0 Heated Area: 1944 HX Base Yr



449 NW BERMUDA PL, WELLBORN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	05/15/2022 SPF

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0030	BARN,MT	0	0	24	40	1.00	UT	0.00	0.00	100	1993	1993	3	100	8,000	
3	0252	LEAN-TO W/	0	0	8	40	320.00	UT	2.50	2.50	100	1993	1993	3	100	800	
4	0252	LEAN-TO W/	0	0	8	40	320.00	UT	2.50	2.50	100	1993	1993	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	162,350
TOTAL MARKET OB/XF VALUE	11,600
TOTAL LAND VALUE - MARKET	123,360
TOTAL MARKET VALUE	196,884
SOH/AGL Deduction	0
ASSESSED VALUE	196,884
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	196,884
TOTAL JUST VALUE	297,310
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,255

SALE:2:1: PART OF LAND DESC IN SUWANNEE COUNTY

SALE:1:1: FORECLOSURE (SOME IN SUWANNEE CO)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054139	Roof Replacement	9,034	09/24/2025
000043015	Roof Replacement	14,439	10/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/1427	10/14/2026	LE	U	I	14	100
GRANTOR: BOELTER CHARLES F						
GRANTEE: BURKE KIMBERLY (RMD						
1286/1676	12/04/2014	LE	U	I	14	0
GRANTOR: HALLIE N BOELTER (SIN						
GRANTEE: HALLIE N BOELTER (L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 FSP= N12 W17 S12 E17$ W36 S25 E19 N8 E10 S15 FOP= S7 E27 N7 W27$ E27 N3 E15 N29$.

LAND DESCRIPTION

TOTAL OB/XF 11,600

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	0100	C	SFR	0		00	0.00	0.00	3.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	18,000							
2	5600	A	TIMBER 3	0		00	0.00	0.00	17.56	AC		1.00	1.00	1.00	281.00	281.00	4,934							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	17.56	AC		1.00	1.00	1.00	6,000.00	6,000.00	105,360							

REVIEW DATE 12/01/2022 BY KS Total Acres: 20.56 Total Land Value: 22,934 Market: 105,360 Agricultural: 4,934 Common: 18,000 PRINTED 11/17/2026 BY SYS