

BEG NW COR OF SEC, RUN E
810.45 FT, S 1096.26 FT, W 3.0
FT, S 1569.28 FT TO N R/W

BOELTER CHARLES F
9084 SPINDLETREE WAY
JACKSONVILLE, FL 32256

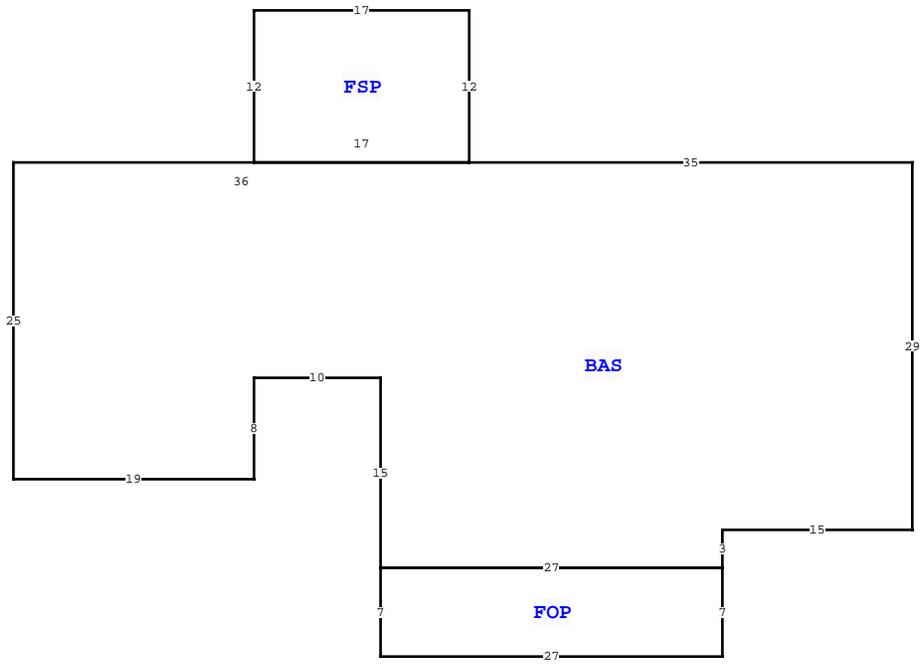
2026

26-2S-15-00107-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	05	AVERAGE	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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
BAS	1,944	100	
FOP	189	30	
FSP	204	40	
TOTALS	2,337		
			2,083
			165,295

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	119.51	248,939	1993	1993	0	0	0	33.60	66.40
1 SINGLE FAM 0% - 0 Heated Area: 1944 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			165,295
TOTAL MARKET OB/XF VALUE			11,600
TOTAL LAND VALUE - MARKET			123,360
TOTAL MARKET VALUE			199,829
SOH/AGL Deduction			0
ASSESSED VALUE			199,829
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			199,829
TOTAL JUST VALUE			300,255
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			297,081
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
1286/1676	12/04/2014	LE U	I	14		0
GRANTOR: HALLIE N BOELTER (SIN)						
GRANTEE: HALLIE N BOELTER (L						
1034/0187	9/29/2004	WD Q	I	01		230,000
GRANTOR: COLLINS						
GRANTEE: BOELTER						

EXTRA FEATURES																
L N	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	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0030	BARN,MT	0	0	24	40	UT	0.00	0.00	100	1993	1993	3	100	8,000	
3	0252	LEAN-TO W/	0	0	8	40	UT	2.50	2.50	100	1993	1993	3	100	800	
4	0252	LEAN-TO W/	0	0	8	40	UT	2.50	2.50	100	1993	1993	3	100	800	

TOTAL OB/XF												
11,600												
BLD DATE		LGL DATE										
XF DATE		LAND DATE	05/16/2023									
INC DATE		AG DATE	05/15/2022									
			MLU									
			SPF									

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

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							