

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

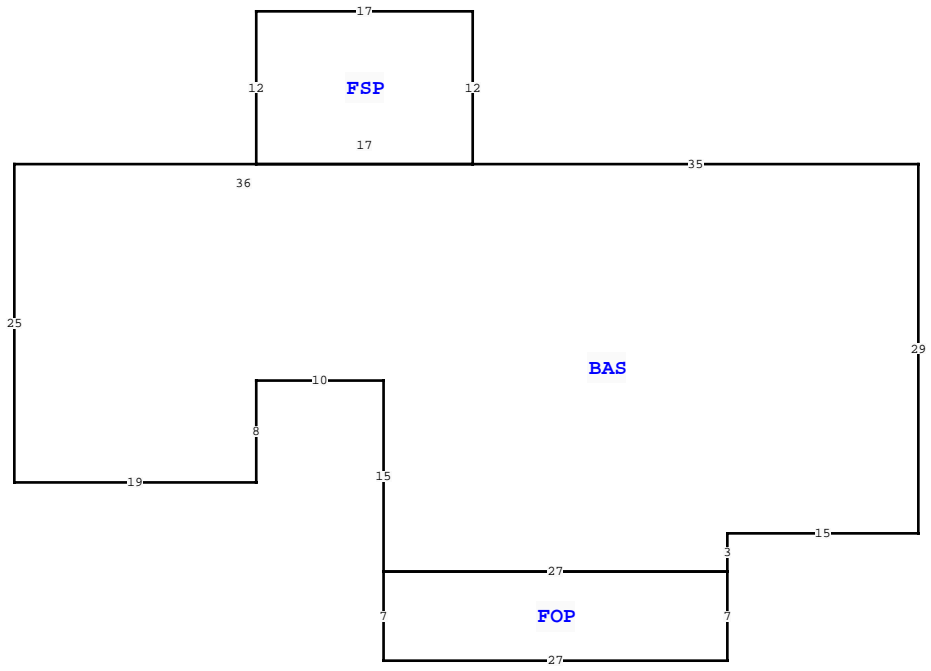
BOELTER CHARLES F
9084 SPINDLETREE WAY
JACKSONVILLE, FL 32256

2026

26-2S-15-00107-001
VALUATION SUMMARY

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		

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	33.60	66.40
1 SINGLE FAM 0% - 0 Heated Area: 1944 HX Base Yr											



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
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				0		
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						
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\$.						

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	

LAND DESCRIPTION												TOTAL OB/XF												
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							