

LOT 6 OF HILLS OF FORT WHITE S/D
 ALSO DESC: COMM NW COR OF NW 1/4
 SEC, E 613.09 FT, CONT E 662.97

HETZLER A.J. TRUST DATED MAY 1, 2003
 4545 SW 60TH AVE, UNIT 770903
 OCALA, FL 34474

2026

29-6S-16-03972-006


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 159,930 TOTAL MARKET VALUE 4,993 SOH/AGL Deduction 0 ASSESSED VALUE 4,993 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 4,993 TOTAL JUST VALUE 159,930 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 50,100																																																										
																				PERMIT NUM DESCRIPTION AMT ISSUED 																																																										
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1470/1610</td> <td>6/28/2022</td> <td>WD</td> <td>U</td> <td>V</td> <td>34</td> <td>35,000</td> </tr> <tr> <td colspan="7">GRANTOR: F B D INC</td> </tr> <tr> <td colspan="7">GRANTEE: HETZLER A.J. TRUST</td> </tr> <tr> <td>1470/1602</td> <td>6/28/2022</td> <td>WD</td> <td>U</td> <td>V</td> <td>34</td> <td>65,000</td> </tr> <tr> <td colspan="7">GRANTOR: F B D INC</td> </tr> <tr> <td colspan="7">GRANTEE: HETZLER A.J. TRUST</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1470/1610	6/28/2022	WD	U	V	34	35,000	GRANTOR: F B D INC							GRANTEE: HETZLER A.J. TRUST							1470/1602	6/28/2022	WD	U	V	34	65,000	GRANTOR: F B D INC							GRANTEE: HETZLER A.J. TRUST						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																																																								
1470/1610	6/28/2022	WD	U	V	34	35,000																																																																								
GRANTOR: F B D INC																																																																														
GRANTEE: HETZLER A.J. TRUST																																																																														
1470/1602	6/28/2022	WD	U	V	34	65,000																																																																								
GRANTOR: F B D INC																																																																														
GRANTEE: HETZLER A.J. TRUST																																																																														
																				<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/07/2026</td> <td>MLU</td> </tr> </tbody> </table>										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/07/2026	MLU																																					
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																																																									
				05/07/2026	MLU																																																																									
TOTALS																																																																														
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																																																														
																	0																																																													
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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																						
1	5600	A	TIMBER 3	0					17.77	AC		1.00	1.00	1.00	281.00	281.00	4,993																																																													
2	9910	M	MKT.VAL.AG	0					17.77	AC		1.00	1.00	1.00	9,000.00	9,000.00	159,930																																																													
REVIEW DATE 05/07/2026 BY MLU Total Acres: 17.77 Total Land Value: 4,993 Market: 159,930 Agricultural: 4,993 Common: 0 PRINTED 06/10/2026 BY SYS																																																																														