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

2027

29-6S-16-03972-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	29616.00	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	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
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	159,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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						

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	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 06/15/2026 BY AJ — Total Acres: 17.77 — Total Land Value: 4,993 — Market: 159,930 — Agricultural: 4,993 — Common: 0 — PRINTED 11/17/2026 BY SYS