

COMM SW COR OF NE1/4 OF SE1/4 &
TO PT ON CURVE BEING POB, THENCE
38.19 FT, N 77 DG E 70.70 FT TO

SPIELMAN RACHEL KENNEDY
PO BOX 180382
TALLAHASSEE, FL 32318

2026

31-2S-16-01793-099



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 31,779 TOTAL MARKET VALUE 31,779 SOH/AGL Deduction 0 ASSESSED VALUE 31,779 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 31,779 TOTAL JUST VALUE 31,779 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 24,556											
DOR CODE 0000 VACANT																				PERMIT NUM 000053566 DESCRIPTION Right-of-Way Acce AMT ISSUED 07/11/2025											
MAP NUM MKT AREA 03																				SALES DATA											
NEIGHBORHOOD/LOC 31216.00 1.00/																				OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1544/206 7/08/2025 WD Q V 01 33,000 GRANTOR: FLYGUYDON, LLC GRANTEE: SPIELMAN RACHEL KEN 1529/491 12/05/2024 WD Q V 01 27,000 GRANTOR: RODRIGUEZ JUAN GRANTEE: FLYGUYDON, LLC											
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/08/2026 MLU																					
TOTALS										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/08/2026 MLU																					
EXTRA FEATURES										BUILDING NOTES																					
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	BUILDING DIMENSIONS															
LAND DESCRIPTION										TOTAL OB/XF 0																					
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	0000	C	VAC RES	0		A-1	0.00	0.00	3.21	AC		1.00	1.00	0.90	11,000.00	9,900.00	31,779														
REVIEW DATE 05/08/2026 BY MLU Total Acres: 3.21 Total Land Value: 31,779 Market: 0 Agricultural: 0 Common: 31,779 PRINTED 05/12/2026 BY SYS																															