BEG NE COR OF SE1/4, RUN S 553.6 FT, N 554.01 FT, E 640.35 FT TO NE COR OF SE1/4, RUN S 553.65 FT

MATTHEWS CHARLES T REVOCABLE TRUST
683 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2027

32-6S-16-04019-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	32616.00	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	9,000
TOTAL LAND VALUE - MARKET	182,910
TOTAL MARKET VALUE	16,316
SOH/AGL Deduction	2,084
ASSESSED VALUE	14,232
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,232
TOTAL JUST VALUE	191,910
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,910

BLDG:2:1: 2 MH'S PUT TOGETHER NO RP PAPER IN FILE

XFOB:1:1: 2 MH'S PUT TOGETHER - NO RP PAPER IN FIL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1190/0560	3/01/2010	WD	U	I	19	52,000
GRANTOR: ELMER & LINDA GOLDMAN						
GRANTEE: CHARLES T MATTHEWS						
1190/0557	12/16/2009	WD	Q	I	05	70,000
GRANTOR: PAUL F & SHERRY J VAL						
GRANTEE: ELMER & LINDA GOLDM						

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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9910	RV SITE/RE	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 9,000

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	26.13	AC		1.00	1.00	1.00	280.00	280.00	7,316							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	26.13	AC		1.00	1.00	1.00	7,000.00	7,000.00	182,910							

REVIEW DATE 06/17/2026 BY AJ — Total Acres: 26.13 — Total Land Value: 7,316 — Market: 182,910 — Agricultural: 7,316 — Common: 0 — PRINTED 11/17/2026 BY SYS