

COMM AT SE COR OF NW1/4 OF SW 1/
W 504.15 FT FOR POB, CONT W 272.
N 636.82 FT, TO CENTERLINE OF 50

KLIN CHARLES
P O BOX 272
WHITE SPRINGS, FL 32096

2026

33-2S-16-01818-002


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 900 TOTAL LAND VALUE - MARKET 28,280 TOTAL MARKET VALUE 29,180 SOH/AGL Deduction 4,202 ASSESSED VALUE 24,978 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 24,978 TOTAL JUST VALUE 29,180 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 29,180																							
																				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>1168/2032</td> <td>1/08/2008</td> <td>QC</td> <td>Q</td> <td>V</td> <td>01</td> <td>100</td> </tr> </tbody> </table> GRANTOR: CHARLES & SIMONNE M K GRANTEE: CHARLES KLINE 1019/0515 6/24/2004 WD Q V 17,500 GRANTOR: ROBERT H & DORA J NAF GRANTEE: CHARLES LEE & SIMON										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1168/2032	1/08/2008	QC	Q	V	01	100
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																						
			04/15/2025		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																										
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400																											
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500																											
LAND DESCRIPTION																																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	9901	C	AC/XFOB	0		A-1	0.00	0.00	4.04	AC		1.00	1.00	1.00	7,000.00	7,000.00	28,280																										
REVIEW DATE 04/05/2018 BY KR																																											
Total Acres: 4.04 Total Land Value: 28,280 Market: 0 Agricultural: 0 Common: 28,280 PRINTED 03/24/2026 BY SYS																																											