LOT 32 QUAIL RIDGE S/D.

881-1500, 886-1489, WD 1009-2579

FANELLI JOHN CHARLES JR/GRAEFF-COYLE DOREEN
5300 SOUTH ATLANTIC AVE, APT 9206
NEW SMYRNA BEACH, FL 32169

**2026**

**35-6S-16-04066-033**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 35616.010 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 | 05/06/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 37,440 |
| TOTAL MARKET VALUE | 37,440 |
| SOH/AGL Deduction | 1,404 |
| ASSESSED VALUE | 36,036 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 36,036 |
| TOTAL JUST VALUE | 37,440 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 32,760 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1508/1911 | 2/07/2024 | WD | U | V | 37 | 70,000 |
| GRANTOR: COUNTRY DREAMS, LLC | | | | | | |
| GRANTEE: FANELLI JOHN CHARLE | | | | | | |
| 1502/2194 | 11/10/2023 | WD | Q | V | 01 | 24,000 |
| GRANTOR: ZINEH ABDALLAH | | | | | | |
| GRANTEE: COUNTRY DREAMS, LLC | | | | | | |

## 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 | 0000 | C | VAC RES | 0 | | 00 | 0.00 | 0.00 | 2.34 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 37,440 | | | | | | | |

REVIEW DATE 05/06/2026 BY MLU Total Acres: 2.34 Total Land Value: 37,440 Market: 0 Agricultural: 0 Common: 37,440 PRINTED 06/08/2026 BY SYS