LOT 32 QUAIL RIDGE S/D.

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

FANELLI JOHN CHARLES JR/GRAEFF-COYLE DOREEN
404 EATON ROAD
EDGEWATER, FL 32132

2027

35-6S-16-04066-033

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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

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	0
ASSESSED VALUE	37,440
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,440
TOTAL JUST VALUE	37,440
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	37,440

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 05/18/2026 BY KS Total Acres: 2.34 Total Land Value: 37,440 Market: 0 Agricultural: 0 Common: 37,440 PRINTED 11/17/2026 BY SYS