

LOT 24 WOODS AT FALLING CREEK.
 CT 1252-2328, WD 1276-737, WD 14

YEAGER PHILLIP NEIL/YEAGER TERESA MARIE
 12339 STRATFORD STREET
 WELLINGTON, FL 33414

2026

36-2S-16-01890-124


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 34,848 TOTAL MARKET VALUE 34,848 SOH/AGL Deduction 6,970 ASSESSED VALUE 27,878 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 27,878 TOTAL JUST VALUE 34,848 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 25,344																																																										
																				PERMIT NUM DESCRIPTION AMT ISSUED 																																																										
																				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>1447/2098</td> <td>9/10/2021</td> <td>WD Q</td> <td>V</td> <td></td> <td>01</td> <td>32,000</td> </tr> <tr> <td colspan="7">GRANTOR: YATES GREGORY</td> </tr> <tr> <td colspan="7">GRANTEE: YEAGER PHILLIP NEIL</td> </tr> <tr> <td>1447/2097</td> <td>9/10/2021</td> <td>WD Q</td> <td>V</td> <td></td> <td>01</td> <td>25,000</td> </tr> <tr> <td colspan="7">GRANTOR: BKL-DENUNE INC</td> </tr> <tr> <td colspan="7">GRANTEE: YATES GREGORY</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1447/2098	9/10/2021	WD Q	V		01	32,000	GRANTOR: YATES GREGORY							GRANTEE: YEAGER PHILLIP NEIL							1447/2097	9/10/2021	WD Q	V		01	25,000	GRANTOR: BKL-DENUNE INC							GRANTEE: YATES GREGORY						
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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										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/08/2026 MLU																																																										
LAND DESCRIPTION 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 CONSVR										TOTAL OB/XF 0																																																																				
1 0000 C VAC RES 0 PRRD 0.00 0.00 3.52 AC 1.00 1.00 0.90 11,000.00 9,900.00 34,848																																																																														
REVIEW DATE 05/08/2026 BY MLU Total Acres: 3.52 Total Land Value: 34,848 Market: 0 Agricultural: 0 Common: 34,848 PRINTED 06/10/2026 BY SYS																																																																														