LOT 9 FERNWOOD ESTATES S/D.
PROB #00-111-CP ORB 906-1074 THR

AMSLER RICHARD/AMSLER LANA
1733 SW SKYLINE LP
FORT WHITE, FL 32038

2026

36-5S-15-00485-069

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36515.010 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

362 SW TABGERINE DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 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	7,600
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	62,600
SOH/AGL Deduction	0
ASSESSED VALUE	62,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,600
TOTAL JUST VALUE	62,600
NCON VALUE	7,600
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,000

LAND:1:1: 5.00 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054368	RV - Recreational		11/20/2025
000052697	Right-of-Way Acce		03/25/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1529/975	11/26/2024	WD	U	V	37	69,000
GRANTOR: FIVESTARLAND LLC						
GRANTEE: AMSLER RICHARD						
1529/702	11/26/2024	WD	U	V	37	50,000
GRANTOR: GAMONEZ CESAR						
GRANTEE: FIVESTARLAND 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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/05/2026 BY justin Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 03/24/2026 BY SYS