

LOT 13 FERNWOOD ESTATES S/D.  
763-1180, WD 1432-609, WD 1436-2

JONES ERIC REEVES/JONES JUDITH ENCK  
6512 SPRING MEADOW DRIVE  
GREENACRES, FL 33413

**2026**

36-5S-15-00485-073  


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																																																								
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 1,200 TOTAL LAND VALUE - MARKET 65,000 TOTAL MARKET VALUE 66,200 SOH/AGL Deduction 10,096 ASSESSED VALUE 56,104 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 56,104 TOTAL JUST VALUE 66,200 NCON VALUE 1,200 INCOME VALUE PREVIOUS YEAR MKT VALUE 55,000																																																										
																				SALE:1:1: LOT 13 FERNWOOD ESTATES LAND:1:1: 5.00 AC.																																																										
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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	0296	SHED METAL	0 0	0 0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200																																																																
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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	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000																																																													
REVIEW DATE 03/24/2026 BY ks Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 06/08/2026 BY SYS																																																																														