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

2027

36-5S-15-00485-073

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	1,200
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	66,200
SOH/AGL Deduction	4,486
ASSESSED VALUE	61,714
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,714
TOTAL JUST VALUE	66,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,200

SALE:1:1: LOT 13 FERNWOOD ESTATES

LAND:1:1: 5.00 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/2712	8/08/2021	WD	Q	V	01	55,000
GRANTOR: SCHWANKOFF PATRICK DA						
GRANTEE: JONES ERIC REEVES						
1436/237	4/21/2021	WD	Q	V	01	32,000
GRANTOR: MACHNIK MAX E						
GRANTEE: SCHWANKOFF PATRICK						

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	0296	SHED METAL	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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		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 11/17/2026 BY SYS