

BEG NW COR OF SEC, RUN E
810.45 FT, S 1096.26 FT, W 3.0
FT, S 1569.28 FT TO N R/W

BOELTER CHARLES F
9084 SPINDLETREE WAY
JACKSONVILLE, FL 32256

2025

26-2S-15-00107-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality 04 04

DOR CODE 5000 IMPROVED AG

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 26215.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100		1,944	151,302
FOP	189	30		57	4,436
FSP	204	40		82	6,382

TOTALS 2,337 2,083 162,121

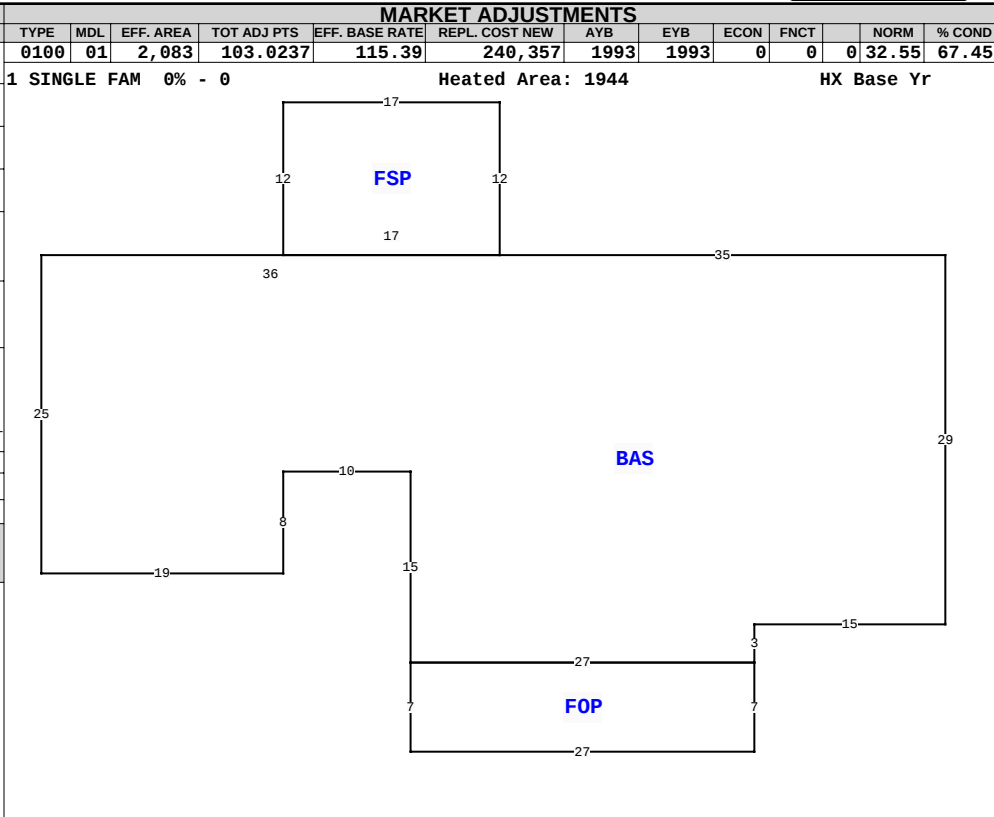
EXTRA FEATURES

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
1	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0030	BARN,MT	0	0	24	40	1.00	UT	0.00	0.00	100	1993	1993	3	100	8,000	
3	0252	LEAN-TO W/	0	0	8	40	320.00	UT	2.50	2.50	100	1993	1993	3	100	800	
4	0252	LEAN-TO W/	0	0	8	40	320.00	UT	2.50	2.50	100	1993	1993	3	100	800	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		00	0.00	0.00	3.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	18,000							
2	5600	A	TIMBER 3	0		00	0.00	0.00	17.56	AC		1.00	1.00	1.00	281.00	281.00	4,934							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	17.56	AC		1.00	1.00	1.00	6,000.00	6,000.00	105,360							

REVIEW DATE 12/01/2022 BY KS



449 NW BERMUDA PL, WELLBORN

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/16/2023 05/15/2022 MLU SPF

TOTAL OB/XF																	11,600
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COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		162,121
TOTAL MARKET OB/XF VALUE		11,600
TOTAL LAND VALUE - MARKET		123,360
TOTAL MARKET VALUE		196,655
SOH/AGL Deduction		0
ASSESSED VALUE		196,655
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		196,655
TOTAL JUST VALUE		297,081
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,303

SALE:2:1: PART OF LAND DESC IN SUWANNEE COUNTY
SALE:1:1: FORECLOSURE (SOME IN SUWANNEE CO)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043015	Roof Replacement	14,439	10/22/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1286/1676	12/04/2014	LE	U	I	14	0	

GRANTOR: HALLIE N BOELTER (SIN
GRANTEE: HALLIE N BOELTER (L
1034/0187 9/29/2004 WD Q I 01 230,000
GRANTOR: COLLINS
GRANTEE: BOELTER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 FSP= N12 W17 S12 E17\$ W36 S25 E19 N8 E10 S15 FOP= S7 E27 N7 W27\$ E27 N3 E15 N29\$.

Total Acres: 20.56 Total Land Value: 22,934 Market: 105,360 Agricultural: 4,934 Common: 18,000 PRINTED 08/13/2025 BY SYS