

LOTS 66, 67 & 68 UNIT II THREE R
750-453, 766-2102, 828-746, 856-

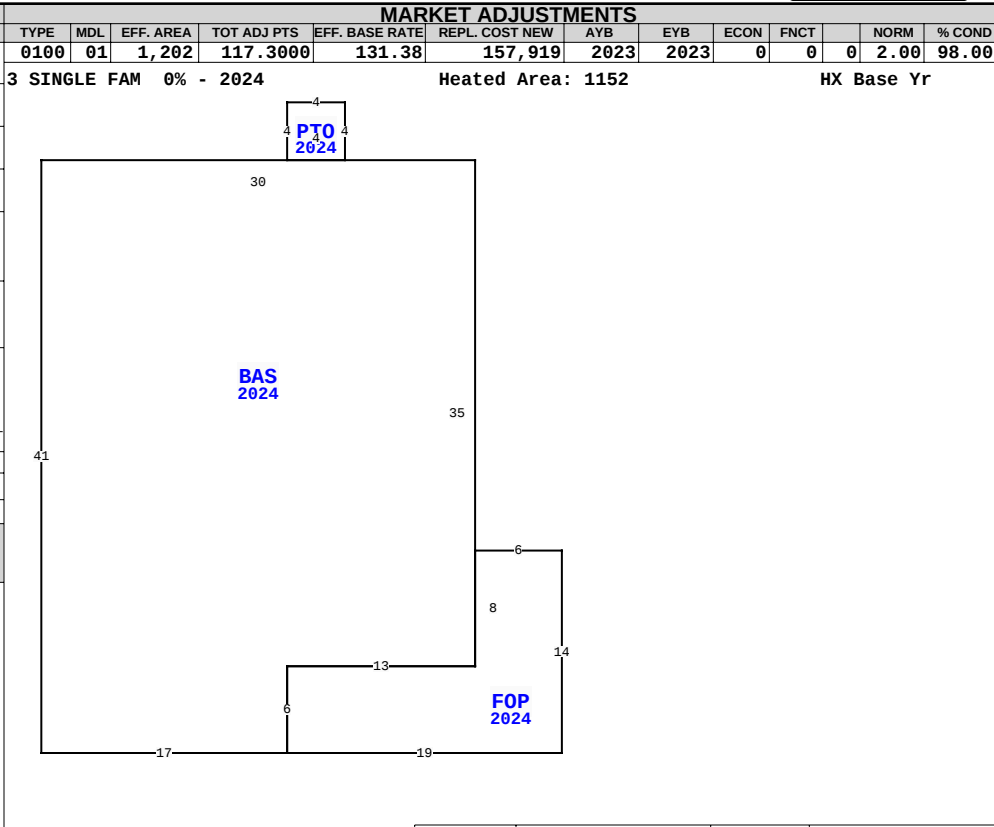
FLATT DANIEL A/PERRY DARWIN L
440 CRESCENT POND DR
JACKSONVILLE, FL 32259

2026

00-00-00-00860-008
000045121

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.11 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2024	1,152	148,323
FOP	162	30	2024	49	6,309
PTO	16	5	2024	1	128
TOTALS	1,330			1,202	154,761



236 SW NEBRASKA TER, FORT WHITE											BLD DATE					LGL DATE		04/30/2024	MLU
											XF DATE					LAND DATE			
											INC DATE					AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES									
168.00	UT	1.50	1.50	100	1993	1993	3	100	252										
168.00	UT	4.00	4.00	100	1993	1993	3	100	672										
1.00	UT	7,000.00	7,000.00	100			3	100	7,000										
384.00	UT	14.00	14.00	100	2006	2006	3	100	5,376										
1.00	UT	0.00	0.00	100	2015	2015	3	100	600										

LAND DESCRIPTION										TOTAL OB/XF							13,900	
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	LA VA	
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00		
REVIEW DATE		11/29/2023		BY	HC		Total Acres: 2.61		Total Land Value: 20,000				Market: 0		Agricultural: 0			

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE		154,761			
TOTAL MARKET OB/XF VALUE		13,900			
TOTAL LAND VALUE - MARKET		20,000			
TOTAL MARKET VALUE		188,661			
SOH/AGL Deduction		0			
ASSESSED VALUE		188,661			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		188,661			
TOTAL JUST VALUE		188,661			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		190,240			

SALE:2:1: REPLACING AN AGREEMENT			
PRMT:1:1: TRVL TRL			
SALE:1:1: SALE NOT IN LINE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045121	New Residential C	244,536	08/08/2022
13836	M H	125	04/02/1998
12246	M H	75	03/07/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1432/1958	3/04/2021	PR U	I	19		100	
GRANTOR: PERRY VELMA C							
GRANTEE: FLATT DANIEL A							
0828/0746	9/18/1996	WD U	V	12		9,000	
GRANTOR: SEIJAS							
GRANTEE: DARWIN L PERRY							

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=60,20] W30 S41 E17 N6 E13 N35 \$	
FOP=[YR=2024;ORIG=66,47] W6 S8 W13 S6 E19 N14 \$	
PTO=[YR=2024;ORIG=47,16] E4 S4 W4 N4 \$	