

W DIV: BEG SW COR OF NW1/4,
RUN E 60' FT, N 97' FT, W 60' FT,
S 97' FT TO POB. (BLOCK A)

PARK PLACE INVESTMENTS LLC
P O BOX 15505
FERNANDINA BEACH, FL 32035

2026

00-00-00-12271-000



BUILDING CHARACTERISTICS			CONSTRUCTION		
Exterior Wall	05	AVERAGE	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	01	MINIMUM	100		
Interior Wall	04	PLYWOOD	100		
Interior Floo	09	PINE WOOD	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		1	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	01	01	100		
Kitchen Adjus	01	01	100		
Quality			03	03	
DOR CODE			0100	SINGLE FAMILY	
MAP NUM		MKT AREA		06	
NEIGHBORHOOD/LOC			840317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	55,485
FOP	140	30		42	2,111
UOP	126	20		25	1,256
TOTALS	1,370			1,171	58,852

MARKET ADJUSTMENTS													COLUMBIA COUNTY PROPERTY													PAGE 1 of 1			1
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													STANDARD			
0100	01	1,171	69.0336	77.32	90,542	1920	1920	0	0	0	35.00	65.00	VALUATION BY													Tax Group: 1			STANDARD
1 SINGLE FAM 0% - 0													Heated Area: 1104													Tax Dist:			
HX Base Yr													BUILDING MARKET VALUE																58,852
													TOTAL MARKET OB/XF VALUE																2,250
													TOTAL LAND VALUE - MARKET																6,935
													TOTAL MARKET VALUE																68,037
													SOH/AGL Deduction																20,470
													ASSESSED VALUE																47,567
													TOTAL EXEMPTION VALUE																0
													BASE TAXABLE VALUE																47,567
													TOTAL JUST VALUE																68,037
													NCON VALUE																0
													INCOME VALUE																
													PREVIOUS YEAR MKT VALUE																68,037