LOT 10 FRANK THOMAS S/D UNREC.
COMM SW COR OF NE1/4, RUN N 181
N 960 FT FOR POB, CONT N 190 FT,

ALVAREZ EARNIE D
PO BOX 26564
JACKSONVILLE, FL 32226

2025

01-2S-17-04659-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

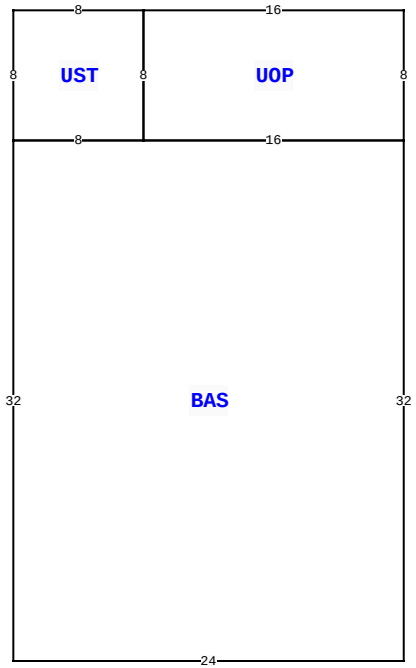
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		0 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	1217.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100		768	24,181
UOP	128	20		26	818
UST	64	45		29	913
TOTALS	960			823	25,913

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	823	43.2480	48.44	39,866	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 768 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	25,913
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	5,600
TOTAL MARKET VALUE	31,513
SOH/AGL Deduction	0
ASSESSED VALUE	31,513
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,513
TOTAL JUST VALUE	31,513
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	29,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1450/2414	10/21/2021	WD	P	I	98	100
GRANTOR: ALVAREZ JAMES D						
GRANTEE: ALVAREZ JAMES ALAN						
1182/1374	10/05/2009	PR	U	I	11	100
GRANTOR: JAMES D ALVAREZ (PR)						
GRANTEE: JAMES D ALVAREZ & M						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N8 W16 S8 E16$ BAS= W16 UST= N8 W8 S8 E8$ W8 S32 E24 N32$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	1.00	AC		1.00	1.00	1.00	5,600.00	5,600.00	5,600							

REVIEW DATE 07/24/2015 BY DF Total Acres: 1.00 Total Land Value: 5,600 Market: 0 Agricultural: 0 Common: 5,600 PRINTED 08/19/2025 BY SYS