GOVT LOTS 6 & 7 AKA S1/2 EAST OF
ORB 778-2104 EX PART OF A PARCEL
ORB 1171-1546 & EX PART OF A PAR

FRP COLUMBIA COUNTY SOLAR LLC
700 UNIVERSE BOULEVARD
JUNO BEACH, FL 33408

2026

07-7S-16-04157-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	7716.00	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	06/23/2021 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	41,250
TOTAL LAND VALUE - MARKET	477,520
TOTAL MARKET VALUE	518,770
SOH/AGL Deduction	0
ASSESSED VALUE	518,770
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	518,770
TOTAL JUST VALUE	518,770
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	518,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1421/0984	9/10/2020	WD	U	V	11	100
GRANTOR: J-HAJ ENTOURAGE LLC						
GRANTEE: FRP COLUMBIA COUNTY						
1385/0319	5/01/2019	WD	U	V	11	100
GRANTOR: BOULDEVARD ASSOCIATES						
GRANTEE: J-HAJ ENTOURAGE LLC						

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	0140	CLFENCE 6	0	0	0	0	5,500.00	UT	7.50	7.50	100	2025	2024		100	41,250	

LAND DESCRIPTION

TOTAL OB/XF 41,250

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	95.50	AC		1.00	1.00	1.00	5,000.00	5,000.00	477,500							
2	9400	C	RIGHTOFWAY	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	10.00	10.00	20							

REVIEW DATE 01/06/2025 BY ME Total Acres: 97.50 Total Land Value: 477,520 Market: 0 Agricultural: 0 Common: 477,520 PRINTED 11/19/2025 BY SYS