BLOCK 112 COLUMBIA CITY & VAC ST
BLOCK 112 ON THE WEST, NORTH & E
BLOCK, MORE PARTICULARLY DESC AS

JNIL INVESTMENTS LLC
522 OAKMONT DR
ORANGE PARK, FL 32073

2026

10-5S-16-03522-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

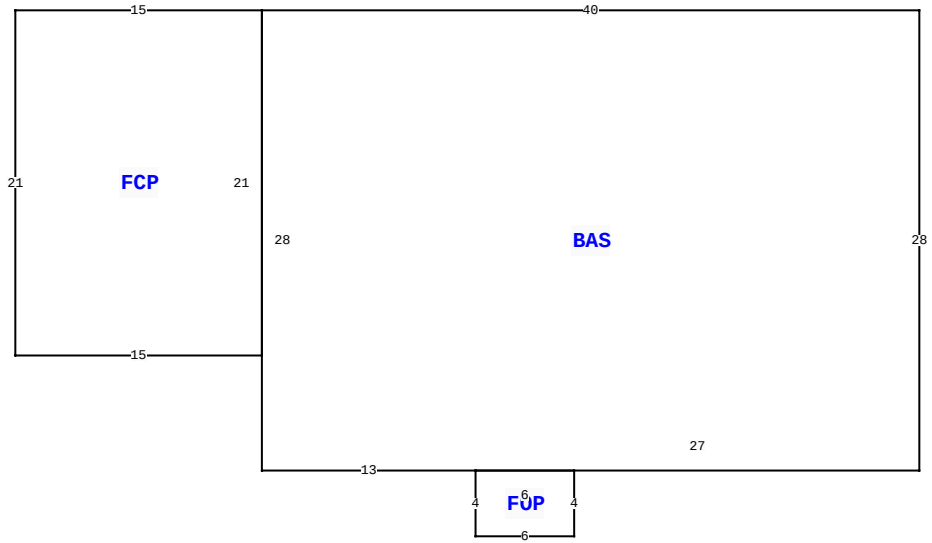
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 10516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100		1,120	134,189
FCP	315	25		79	9,465
FOP	24	30		7	839
TOTALS	1,459			1,206	144,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,206	116.2800	130.23	157,057	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 0% - 2024 Heated Area: 1120 HX Base Yr



6288 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	144,492
TOTAL MARKET OB/XF VALUE	4,613
TOTAL LAND VALUE - MARKET	15,810
TOTAL MARKET VALUE	164,915
SOH/AGL Deduction	0
ASSESSED VALUE	164,915
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	164,915
TOTAL JUST VALUE	164,915
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1496/1789	8/10/2023	QC	U	I	11	0
GRANTOR: ROCCO JONATHAN J						
GRANTEE: JNIL INVESTMENTS LL						
1329/2129	1/26/2017	WD	Q	V	03	52,000
GRANTOR: BENNETT G MARTIN						
GRANTEE: JONATHAN J & NAOMI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FCP= W15 S21 E15 N21$ S28 E13 FOP= S4 E6 N4 W6$ E27 N28$.

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	0166	CONC,PAVMT	0	0	0	0	1,075.00	UT	1.50	1.50	100	2017	2017	3	100	1,613	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 4,613

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	0100	C	SFR	0		A-1	0.00	0.00	1.24	AC		1.00	1.00	0.85	15,000.00	12,750.00	15,810							

REVIEW DATE 09/09/2019 BY BC Total Acres: 1.24 Total Land Value: 15,810 Market: 0 Agricultural: 0 Common: 15,810 PRINTED 11/20/2025 BY SYS