BEG 510 FT W OF NE COR OF SE1/4
RUN S TO RD, W TO N LINE OF SE1/
E TO POB.

RJ INDUSTRIES LLC
14991 NE JACKSONVILLE ROAD
CITRA, FL 32113

2025

19-6S-16-03880-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	3611	CAMPGROUND/STORE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19616.00	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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	110,648
TOTAL LAND VALUE - MARKET	49,500
TOTAL MARKET VALUE	160,148
SOH/AGL Deduction	57,245
ASSESSED VALUE	102,903
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,903
TOTAL JUST VALUE	160,148
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,548

SALE:1:1: 1/3 INT EA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41365	POWER POLE FOR WE		02/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/1520	2/25/2020	WD	U	V	37	61,300
GRANTOR: TERESA A MAHIMANN & C						
GRANTEE: RJ INDUSTRIES LLC						
0959/1039	6/25/2002	WD	Q	V	05	7,500
GRANTOR: JOHN MEIER (GIVING U						
GRANTEE: TERESA MALHMAN & CA						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

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	0296	SHED METAL	0	0	8	8	64.00	UT	9.00	9.00	100	2022	2021		100	576	
2	0296	SHED METAL	0	0	8	8	64.00	UT	9.00	9.00	100	2022	2021		100	576	
3	0296	SHED METAL	0	0	8	8	64.00	UT	9.00	9.00	100	2022	2021		100	576	
4	0040	BARN,POLE	0	0	12	10	120.00	UT	4.50	4.50	100	2022	2021		100	540	
5	0166	CONC,PAVMT	0	0	19	10	190.00	UT	2.00	2.00	100	2022	2021		100	380	
6	9915	RV SITE	0	0	0	0	36.00	UT	3,000.00	3,000.00	100	2022	2021		100	108,000	

LAND DESCRIPTION

TOTAL OB/XF 110,648

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	2820	C	RV PARK	0		A-1	0.00	0.00	5.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	49,500							

REVIEW DATE 01/12/2022 BY ME Total Acres: 5.50 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 08/18/2025 BY SYS