N1/2 OF S1/2 OF SW1/4 OF NW1/4 E
R/W.

ISLAND GROVE RANCH, LLC
1050 BELLA VISTA BLVD, #130
ST AUGUSTINE, FL 32084

2026

21-2S-16-01670-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	21216.00	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	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	35,490
TOTAL MARKET VALUE	35,490
SOH/AGL Deduction	11,508
ASSESSED VALUE	23,982
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	23,982
TOTAL JUST VALUE	35,490
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054316	Right-of-Way Acce		10/24/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/2561	7/22/2025	TR	Q	V	01	46,000
GRANTOR: LEE ANGELA N REVOCABL						
GRANTEE: ISLAND GROVE RANCH,						
1434/901	4/01/2021	WD	U	V	30	100
GRANTOR: LEE ANGELA N						
GRANTEE: LEE ANGELA N REVOCA						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		A-1	0.00	0.00	9.10	AC		1.00	1.00	0.60	6,500.00	3,900.00	35,490							

REVIEW DATE 10/02/2025 BY TP Total Acres: 9.10 Total Land Value: 35,490 Market: 0 Agricultural: 0 Common: 35,490 PRINTED 11/19/2025 BY SYS