LOT 1 IN A S/D OF SW1/4 OF
SW1/4 DESC AS: BEG NE COR OF
SW1/4 OF SW1/4, S 167.77 FT, W

VOORHEES MELINDA A/VOORHEES DANIEL M VOORHEES SR
133 WILLOW BRANCH AVE
JACKSONVILLE, FL 32254

2026

21-2S-16-01675-000

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	21,000
TOTAL MARKET VALUE	21,000
SOH/AGL Deduction	5,187
ASSESSED VALUE	15,813
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,813
TOTAL JUST VALUE	21,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	21,000

LAND:1:1: FLOODS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1328/0843	12/28/2016	WD	Q	V	01	12,500
GRANTOR: JAMES, VERNON & WEEKS						
GRANTEE: MELINDA A VOORHEES						
1271/2047	2/25/2014	WD	U	V	11	100
GRANTOR: CYNTHIA MIRANA MOORE						
GRANTEE: JAMES, VERNON & WEE						

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	5.00	AC		1.00	1.00	0.60	7,000.00	4,200.00	21,000							

REVIEW DATE 04/15/2025 BY MLU Total Acres: 5.00 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 11/19/2025 BY SYS