LOT 11 FOXWOOD S/D PHASE 1.
WD 1305-1069, WD 1351-2241, WD 1

NORTH FLORIDA TIMBERLAND INC
175 NW 138 TERR, STE 100
JACKSONVILLE, FL 32669

2026

27-6S-16-03951-111

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	27616.00 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

413 SW VARGAS WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	06/02/2022 SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	2,336
SOH/AGL Deduction	0
ASSESSED VALUE	2,336
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,336
TOTAL JUST VALUE	55,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1533/2163	2/20/2025	CT	U	V	18	100
GRANTOR: CAREY RICHARD A						
GRANTEE: NORTH FLORIDA TIMBE						
1384/2724	5/20/2019	WD	Q	V	01	60,000
GRANTOR: NORTH FLORIDA TIMBERL						
GRANTEE: RICHARD A & DANA L						

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	5500	A	TIMBER 2	0		A-3	0.00	0.00	5.25	AC		1.00	1.00	1.00	445.00	445.00	2,336							
2	9910	M	MKT.VAL.AG	0		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 5.25 Total Land Value: 2,336 Market: 55,000 Agricultural: 2,336 Common: 0 PRINTED 11/19/2025 BY SYS