LOT 2 FALLING CREEK FARMS UNR:
ALSO DESC AS: COMM SW COR OF SW1
SEC, N 120.87 FT, S 31 W 131.51

ROGERS RAY/ROGERS RENEE
10812 OLD PLANK RD
JACKSONVILLE, FL 32220

2026

31-2S-17-04804-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	30217.01	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	04/14/2025 MLU
XF DATE		LAND DATE	
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	76,115
TOTAL MARKET VALUE	76,115
SOH/AGL Deduction	0
ASSESSED VALUE	76,115
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,115
TOTAL JUST VALUE	76,115
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051966	Right-of-Way Acce		01/03/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1530/1106	12/27/2024	WD	Q	V	01	117,000

GRANTOR: RAYDIENT LLC

GRANTEE: ROGERS RAY

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	9900	C	AC NON-AG	0					11.71	AC		1.00	1.00	1.00	6,500.00	6,500.00	76,115							

REVIEW DATE 04/14/2025 BY MLU Total Acres: 11.71 Total Land Value: 76,115 Market: 0 Agricultural: 0 Common: 76,115 PRINTED 10/06/2025 BY SYS