"PRCL 5" OF JOSEPHINE ACRES UNR
COMM SW COR OF SEC, E 1336.97 FT
COR OF SW1/4 OF SW1/4, N 653.56

HALE JOHN MATTHEW
611 PONTE VEDRA LAKES BLVD #33
PALM VALLEY, FL 32082

2025

32-2S-17-04820-105

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	32217.010 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

223 NW TESTAMENT CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	69,000
SOH/AGL Deduction	9,600
ASSESSED VALUE	59,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,400
TOTAL JUST VALUE	69,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044785	Electrical Servic	0	06/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/1276	6/13/2025	WD	Q	I	01	60,000
GRANTOR: DIAZ JORGE L ORLANDO						
GRANTEE: HALE JOHN MATTHEW						
1485/1960	2/24/2023	WD	U	I	11	100
GRANTOR: RODRIQUEZ ADIARIS HER						
GRANTEE: DIAZ JORGE L ORLAND						

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	65,000							

REVIEW DATE 07/26/2022 BY JB Total Acres: 10.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/14/2025 BY SYS