SE1/4 & NE1/4 OF SW1/4, EX NW1/4 OF SW1/4 LYING N OF RD.

JUANEHIXON4, LLC
4919 APACHE AVE
JACKSONVILLE, FL 32210

2026

32-6S-17-09826-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

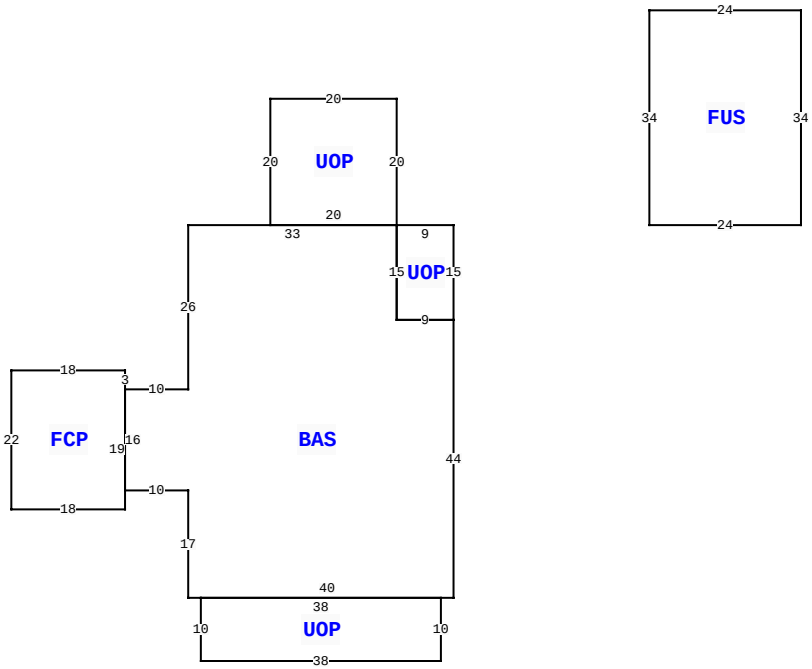
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	32617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,503	100		2,503	205,077
FCP	396	25		99	8,111
FUS	816	100		816	66,857
UOP	135	20		27	2,212
UOP	380	20		76	6,227
UOP	400	20		80	6,555
TOTALS	4,630			3,601	295,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,601	112.5442	126.05	453,906	1940	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 3319 HX Base Yr



1191 SW MCCLINTON DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	366,647
TOTAL MARKET OB/XF VALUE	21,236
TOTAL LAND VALUE - MARKET	895,050
TOTAL MARKET VALUE	451,348
SOH/AGL Deduction	0
ASSESSED VALUE	451,348
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	451,348
TOTAL JUST VALUE	1,282,933
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,282,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26931	M H	426	04/16/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1525/755	10/16/2024	QC	U	I	11	100
GRANTOR: HIXON ELAINE						
GRANTEE: JUANEHIX4, LLC						
1512/2058	4/18/2024	QC	U	I	11	100
GRANTOR: HIXON J. ELAINE						
GRANTEE: JUANEHIXON4, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N20 W20 S20 E20$ BAS= W33 S26 W10 FCP= N3 W18 S22 E18 N19$S16E10S17E2 UOP= S10 E38 N10 W38$ E40 N44 UOP= N15W9 S15 E9$W9 N15$ PTR=E40 FUS= E24 N34 W24 S34$ W40$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1989	1989	3	40	14,336	
3	0297	SHED CONCR	0	0	16	20	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
4	0294	SHED WOOD/	0	0	50	30	1.00	UT	0.00	0.00	100	0	0	3	100	800	
5	0294	SHED WOOD/	0	0	45	24	1.00	UT	0.00	0.00	100	0	0	3	100	200	
6	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
7	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 21,236

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	88.90	AC		1.00	1.00	1.00	280.00	280.00	24,892							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	88.00	AC		1.00	1.00	1.00	281.00	281.00	24,728							
4	5500	A	TIMBER 2	0		A-1	0.00	0.00	21.00	AC		1.00	1.00	1.00	445.00	445.00	9,345							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	197.90	AC		1.00	1.00	1.00	4,500.00	4,500.00	890,550							

REVIEW DATE 06/24/2020 BY KR Total Acres: 198.90 Total Land Value: 63,465 Market: 890,550 Agricultural: 58,965 Common: 4,500 PRINTED 10/13/2025 BY SYS

SE1/4 & NE1/4 OF SW1/4, EX NW1/4 OF SW1/4 LYING N OF RD.

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COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

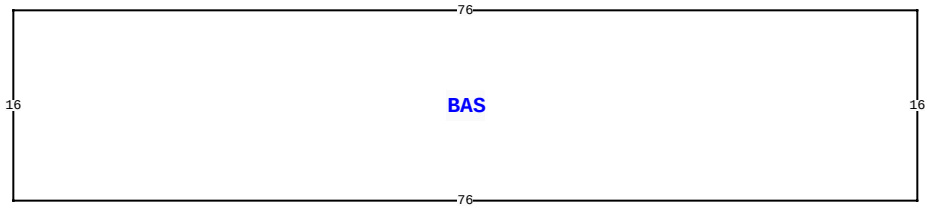
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	32617.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	71,608
TOTALS	1,216			1,216	71,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,216	113.9000	107.07	130,197	2006	2006	0	0	0	45.00	55.00

3 MANUF 1 0% - 2025 Heated Area: 1216 HX Base Yr



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GRANTOR: HIXON J. ELAINE						
GRANTEE: JUANEHIXON4, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/24/2020 BY KR Total Acres: 198.90 Total Land Value: 63,465 Market: 890,550 Agricultural: 58,965 Common: 4,500 PRINTED 10/13/2025 BY SYS