

DAWSON TONY
4044 EAGLE LANDING PKWY
ORANGE PARK, FL 32065

33-2S-16-01824-001

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

00

VINYL SID 100

Exterior Wall

00

N/A 0

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

08

SHT VINYL 50

Interior Floo

14

CARPET 50

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3

100

Bathrooms

2

100

Frame Stories

01

NONE 100

Units

1.

1. 100

Condition Adj

03

03 100

Kitchen Adjus

01

01 100

Quality

05

05

DOR CODE

0200

MOBILE HOME

MAP NUM

MKT AREA

03

NEIGHBORHOOD/LOC

33216.00

1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,404

100

2025

1,404

154,598

TOTALS

1,404

1,404

154,598

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

1

9945

Well/Sept

00

00

00

00

1.00

UT

7,000.00

7,000.00

100

2025

2024

100

7,000

LAND DESCRIPTION

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

1

0200

C

MBL HM

0

A-1

0.00

0.00

1.19

AC

1.00

1.00

1.00

8,500.00

8,500.00

10,115

REVIEW DATE

07/24/2024

BY

randall

Total Acres:

1.19

Total Land Value:

10,115

Market:

0

Agricultural:

0

Common:

10,115

PRINTED 10/07/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0202

02

1,404

113.5000

112.36

157,753

2024

2024

0

0

0

2.00

98.00

Heated Area:

1404

HX Base Yr

BAS

2025

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1

3

VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group:

3

Tax Dist:

BUILDING MARKET VALUE

154,598

TOTAL MARKET OB/XF VALUE

7,000

TOTAL LAND VALUE - MARKET

10,115

TOTAL MARKET VALUE

171,713

SOH/AGL Deduction

0

ASSESSED VALUE

171,713

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

171,713

TOTAL JUST VALUE

171,713

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

171,713

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VALUE

RSN CD

SALE PRICE

1527/2082

11/06/2024

QC

U

I

11

100

GRANTOR: JERNIGAN BRITTNEE

GRANTEE: DAWSON TONY

1489/2633

5/08/2023

QC

U

V

11

100

GRANTOR: GALLOWAY CLARA

GRANTEE: JERNIGAN BRITTNEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-59,-20] E52 S27 W52 N27 \$