COMM SW COR OF NW1/4 OF NW1/4, R
FOR POB, CONT N 894.86 FT, E 450
OF SCL RR, SE ALONG RR R/W 399.8

MONTS EUGENE T/MONTS DOROTHY
2851 RIBAULT SCENIC DR
JACKSONVILLE, FL 32208

2026

33-6S-16-04024-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

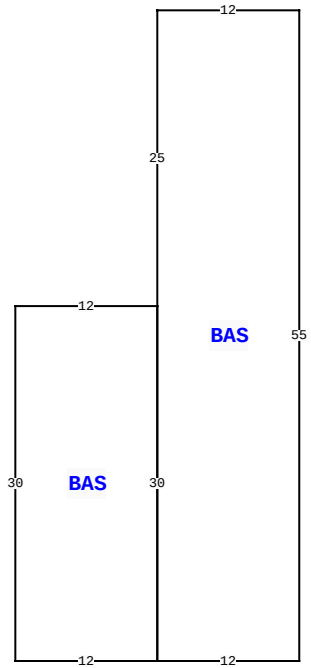
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100		360	6,975
BAS	660	100		660	12,788
TOTALS	1,020			1,020	19,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,020	80.7300	48.44	49,409	1974	1974	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1020 HX Base Yr



465 SW AMIEL CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	19,764
TOTAL MARKET OB/XF VALUE	9,200
TOTAL LAND VALUE - MARKET	112,400
TOTAL MARKET VALUE	51,591
SOH/AGL Deduction	10,863
ASSESSED VALUE	40,728
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,728
TOTAL JUST VALUE	141,364
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,364

XFOB:1:1: CHARMEL MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0646/0599	3/14/1988	WD	U	V		8,000

GRANTOR: BLANTON S I

GRANTEE: MONTS EUGENE T &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S25 BAS= W12 S30 E12 N30$ S30 E12 N55$.

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,200

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	0102	C	SFR/MH	0			0.00	0.00	2.40	AC		1.00	1.00	1.00	8,000.00	8,000.00	19,200							
2	6200	A	PASTURE 3	0			0.00	0.00	10.65	AC		1.00	1.00	1.00	280.00	280.00	2,982							
3	5500	A	TIMBER 2	0					1.00	AC		1.00	1.00	1.00	445.00	445.00	445							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	11.65	AC		1.00	1.00	1.00	8,000.00	8,000.00	93,200							

REVIEW DATE 06/15/2015 BY DF Total Acres: 14.05 Total Land Value: 22,627 Market: 93,200 Agricultural: 3,427 Common: 19,200 PRINTED 11/11/2025 BY SYS