BEG NE COR OF NW1/4 OF SW1/4,
RUN W 210 FT, S 210 FT, E 210
FT, N 210 FT TO POB.

FOX HILL PROPERTIES LLC
4551 SHIRLEY AVE
JACKSONVILLE, FL 32210

2026

33-6S-17-09837-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	33617.00	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	04/07/2025 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	14,000
TOTAL MARKET VALUE	281
SOH/AGL Deduction	0
ASSESSED VALUE	281
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	281
TOTAL JUST VALUE	14,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	14,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1272/2140	4/14/2014	TD	U	V	18	3,800
GRANTOR: CLERK OF COURT (ROBER						
GRANTEE: FOX HILLS PROPERTIE						
1184/2235	11/18/2009	WD	U	V	11	100
GRANTOR: LEON H ELLIS SR (REVO						
GRANTEE: ROBERT E ELLIS						

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	5600	A	TIMBER 3	0					1.00	AC		1.00	1.00	1.00	281.00	281.00	281							
2	9910	M	MKT.VAL.AG	0					1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 1.00 Total Land Value: 281 Market: 14,000 Agricultural: 281 Common: 0 PRINTED 09/19/2025 BY SYS