W1/2 OF SW1/4 EX BEG NW COR OF W
OF SW1/4, E 1289.25 FT TO W MAIN
R/W OF RED CASON DR, S 1339.38 F

FPR FAMILY HOLDINGS LLC
8468 E MIZNER CIR
JACKSONVILLE, FL 32217

**2026**

**35-4S-18-10551-003**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5600 | TIMBERLAND 70-79 | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 1418.00 | 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 | |
| XF DATE | | LAND DATE | 04/14/2025 MLU |
| 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 | 439,355 |
| TOTAL MARKET VALUE | 45,037 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 45,037 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 45,037 |
| TOTAL JUST VALUE | 439,355 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 439,355 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1414/0368 | 6/22/2020 | WD | U | V | 11 | 100 |
| GRANTOR: FRANCES S RIPLEY & ET | | | | | | |
| GRANTEE: FPR FAMILY HOLDINGS | | | | | | |
| 1410/1547 | 4/24/2020 | WD | U | V | 11 | 0 |
| GRANTOR: KATHLEEN E BENTON & E | | | | | | |
| GRANTEE: FRANCES S RIPLEY & | | | | | | |

### 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 | | | 0.00 | 0.00 | 66.00 | AC | | 1.00 | 1.00 | 1.00 | 281.00 | 281.00 | 18,546 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | | 0.00 | 0.00 | 59.53 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 26,491 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 125.53 | AC | | 1.00 | 1.00 | 1.00 | 3,500.00 | 3,500.00 | 439,355 | | | | | | | |

REVIEW DATE 04/14/2025 BY MLU Total Acres: 125.53 Total Land Value: 45,037 Market: 439,355 Agricultural: 45,037 Common: 0 PRINTED 11/04/2025 BY SYS