ALL EX RD.

1012-334, WD 1138-2356, 1186-209

CHINQUAPIN FARM LLC
ATTN: PROPERTY MANAGEMENT, 200 W FORSYTH ST.7TH FLOOR
JACKSONVILLE, FL 32202

2026

35-5S-15-00484-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35515.00	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	04/10/2025 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		2,863,620
TOTAL MARKET VALUE		2,863,620
SOH/AGL Deduction		938,631
ASSESSED VALUE		1,924,989
TOTAL EXEMPTION VALUE	CE	1,924,989
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,863,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,863,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1138/2356	12/13/2007	WD	Q	V	01	100
GRANTOR: MULE PEN QUARRY CORP						
GRANTEE: CHINQUAPIN FARM LLC						
1012/0334	3/30/2004	WD	Q	V	01	100
GRANTOR: FLORIDA ROCK						
GRANTEE: MULE PEN QUARRY COR						

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	636.36	AC		1.00	1.00	1.00	4,500.00	4,500.00	2,863,620							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 636.36 Total Land Value: 2,863,620 Market: 0 Agricultural: 0 Common: 2,863,620 PRINTED 11/19/2025 BY SYS