S1/2 OF LOT 12 UNIT 2 THREE RIVE
475-769, 749-1160, 825-1822, 942

MODRUSAN ALEN/CAUDILL LEE
6081 SCENIC MEADOW LANE
JACKSONVILLE, FL 32244

2026

00-00-00-00573-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.02 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	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,400
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	19,400
SOH/AGL Deduction	3,186
ASSESSED VALUE	16,214
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,214
TOTAL JUST VALUE	19,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	19,400

SALE:3:1: LOT 11, UNIT 2, THREE RIVERS

SALE:2:1: LOT 11 UNIT 2 THREE RIVERS ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1215/0457	4/26/2011	TD	U	V	19	5,000
GRANTOR: THERESA M BENDER CHP						
GRANTEE: ALEN MODRUSAN & LEE						
0942/1679	12/21/2001	WD	Q	I	03	9,000
GRANTOR: JAMES H PITMAN						
GRANTEE: RONALD S CLINE(AS T						

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
1	0285	SALVAGE	0	0	0	0	1.00	UT	200.00	200.00	50	2015	2015	3	50	100	
2	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,200	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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	0020	C	VAC/WATER	0			0.00	0.00	50.00	FF		1.00	1.00	0.48	750.00	360.00	18,000							

REVIEW DATE 02/16/2016 BY DF Total Acres: 0.35 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 03/31/2026 BY SYS