LOT 39 UNIT 2 THREE RIVERS ESTAT
793-585,586, 793-587, QC 1126-91

NICKS LEONARD K
9980 SANDLER RD
JACKSONVILLE, FL 32222

2026

00-00-00-00586-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

426 SW SANTA FE DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	56,250
TOTAL MARKET VALUE	56,250
SOH/AGL Deduction	10,875
ASSESSED VALUE	45,375
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,375
TOTAL JUST VALUE	56,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/818	8/12/2022	WD	Q	V	01	60,000
GRANTOR: KENNY DOUGLAS GRANT						
GRANTEE: NICKS LEONARD K						
1395/0621	9/23/2019	WD	Q	V	01	25,000
GRANTOR: SAHRON SNYDER AKA SHA						
GRANTEE: DOUGLAS GRANT & RHO						

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	0132	C	SFR RIVER	0		A-1	100.00	0.00	75.00	FF		1.00	1.00	1.00	750.00	750.00	56,250							

REVIEW DATE 05/13/2025 BY MLU Total Acres: 0.00 Total Land Value: 56,250 Market: 0 Agricultural: 0 Common: 56,250 PRINTED 06/16/2026 BY SYS