LOT 48 UNIT 2 THREE RIVERS ESTAT
769-2109, QC 827-2634, 935-1394,

DEPAULIS DONALD A REVOCABLE LIVING TRUST
239 SAPLING TER
ST JOHNS, FL 32259

2026

00-00-00-00586-048

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

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	19,968
TOTAL MARKET VALUE	19,968
SOH/AGL Deduction	3,861
ASSESSED VALUE	16,107
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,107
TOTAL JUST VALUE	19,968
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	19,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/1875	5/03/2023	WD	U	V	11	100
GRANTOR: FLANDERS TIMOTHY						
GRANTEE: DEPAULIS DONALD A R						
1397/2072	10/29/2019	WD	Q	V	05	20,000
GRANTOR: PPEGGY CAMPBELL, NANC						
GRANTEE: TIMOTHY FLANDERS &						

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	0020	C	VAC/WATER	0		A-1	64.00	0.00	64.00	FF		1.00	1.00	0.42	750.00	312.00	19,968							

REVIEW DATE 05/13/2025 BY MLU Total Acres: 0.00 Total Land Value: 19,968 Market: 0 Agricultural: 0 Common: 19,968 PRINTED 04/10/2026 BY SYS