LOTS 19 & 20 UNIT 5 THREE RIVERS
797-1063, DC 1295-2141, WD 1295-

HIERS WILLIAM JERRY JR/HIERS JENNIFER
3366 N VICEROY DR
JACKSONVILLE, FL 32257

2026

00-00-00-00624-019

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.05	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

898 SW SANTA FE DR, FORT WHITE

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

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2022	2021		100	7,000	
3	0060	CARPORT F	0	0	0	0	1.00	UT	15,000.00	15,000.00	100	2022	2021		100	15,000	
4	0060	CARPORT F	0	0	0	0	1.00	UT	20,000.00	20,000.00	100	2022	2021		100	20,000	
5	0084	DOCK-RIVER	0	0	0	0	1.00	UT	30,000.00	30,000.00	100	2022	2021		70	21,000	

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	63,200
TOTAL LAND VALUE - MARKET	113,550
TOTAL MARKET VALUE	176,750
SOH/AGL Deduction	5,777
ASSESSED VALUE	170,973
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	170,973
TOTAL JUST VALUE	176,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	177,950

SALE:1:1: WD REPLACING AGREEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/2284	6/22/2022	WD	Q	I	01	299,000
GRANTOR: BAYS MORGAN						
GRANTEE: HIERS WILLIAM JERRY						
1459/2170	2/14/2022	WD	Q	I	01	270,000
GRANTOR: MCCLEOD JOHN KYLE						
GRANTEE: BAYS MORGAN						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 63,200

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		00	0.00	0.00	75.70	FF		1.00	1.00	1.00	750.00	750.00	56,775							
2	0020	C	VAC/WATER	0		00	0.00	0.00	75.70	FF		1.00	1.00	1.00	750.00	750.00	56,775							

REVIEW DATE 04/21/2022 BY RP Total Acres: 1.94 Total Land Value: 113,550 Market: 0 Agricultural: 0 Common: 113,550 PRINTED 06/16/2026 BY SYS