

LOT 7 UNIT 6 THREE RIVERS ESTATE
847-2218,2219, 855-259, 935-1638

STEPHENS TAMMI/STEPHENS JIMMY
2229 DUNN CREEK CEMETARY RD
JACKSONVILLE, FL 32218

2026

00-00-00-00641-007

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 23,400 TOTAL MARKET VALUE 23,400 SOH/AGL Deduction 4,524 ASSESSED VALUE 18,876 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 18,876 TOTAL JUST VALUE 23,400 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 23,400											
																				SALE:1:1: SALE NOT IN LINE SALE:2:1: SALE INCL RE# 00601-006 & 008											
DOR CODE 0000 VACANT																				PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 02																															
NEIGHBORHOOD/LOC 100000.06 1.00/																				SALES DATA											
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																				OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1123/2700 6/29/2007 WD Q V 25,000 GRANTOR: ADDISON GRANTEE: STEPHENS JTWRs 1025/0671 9/01/2004 WD Q V 9,500 GRANTOR: WILLIAM DAVID COPE GRANTEE: ADDISON											
TOTALS										BLD DATE LGL DATE XF DATE LAND DATE 05/13/2025 MLU INC DATE AG DATE										BUILDING NOTES											
EXTRA FEATURES										1402 SW SANTA FE DR, FORT WHITE										BUILDING DIMENSIONS											
L N	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															
																	TOTAL OB/XF 0														
LAND DESCRIPTION										TOTAL OB/XF 0																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	75.00	FF		1.00	1.00	0.42	750.00	312.00	23,400														
REVIEW DATE 05/13/2025 BY MLU Total Acres: 0.79 Total Land Value: 23,400 Market: 0 Agricultural: 0 Common: 23,400 PRINTED 06/11/2026 BY SYS																															