LOT 18 UNIT 5 THREE RIVERS ESTAT
415-603, 534-328, 797-1063, 804-

WOOD SOMMER/LIVESEY SHAWN
3422 GUERNSEY CT
JACKSONVILLE, FL 32226

2026

00-00-00-00714-018

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.08 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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,400
TOTAL LAND VALUE - MARKET	56,775
TOTAL MARKET VALUE	64,175
SOH/AGL Deduction	8,454
ASSESSED VALUE	55,721
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,721
TOTAL JUST VALUE	64,175
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044770	Electrical Servic	0	06/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1469/1088	6/17/2022	WD	Q	V	01	90,000
GRANTOR: MCCLELLAND-GRAY KARRI						
GRANTEE: WOOD SOMMER						
1439/665	2/16/2021	QC	U	I	11	100
GRANTOR: MCCLELLAND DEBORAH						
GRANTEE: MCCLELLAND DEBORAH						

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

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	0084	DOCK-RIVER	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2023	2022		74	7,400	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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		00	0.00	0.00	75.70	FF		1.00	1.00	1.00	750.00	750.00	56,775							

REVIEW DATE 07/11/2022 BY JB Total Acres: 1.02 Total Land Value: 56,775 Market: 0 Agricultural: 0 Common: 56,775 PRINTED 05/12/2026 BY SYS