

LOTS 66, 67 & 68 UNIT II THREE R  
750-453, 766-2102, 828-746, 856-

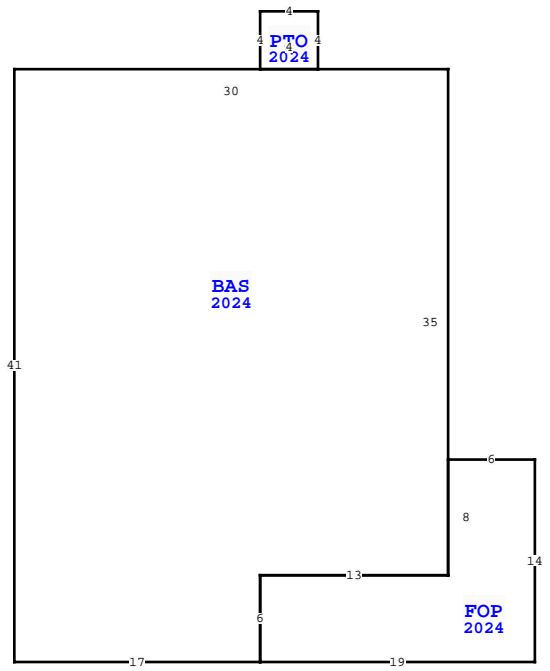
FLATT DANIEL A/PERRY DARWIN L  
1024 W DORCHESTER  
SAINT JOHNS, FL 32259

**2026**

00-00-00-00860-008  
00-00-00-00860-008

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.11	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,152	100	2024
FOP	162	30	2024
PTO	16	5	2024
TOTALS	1,330		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,202	117.3000	131.38	157,919	2023	2023	0	0	2.00	98.00
3 SINGLE FAM 0% - 2024 Heated Area: 1152 HX Base Yr											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			154,761	
TOTAL MARKET OB/XF VALUE			13,900	
TOTAL LAND VALUE - MARKET			26,000	
TOTAL MARKET VALUE			194,661	
SOH/AGL Deduction			0	
ASSESSED VALUE			194,661	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			194,661	
TOTAL JUST VALUE			194,661	
NCON VALUE			0	
INCOME VALUE			0	
PREVIOUS YEAR MKT VALUE			190,240	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045121	New Residential C	244,536	08/08/2022
13836	M H	125	04/02/1998
12246	M H	75	03/07/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1432/1958	3/04/2021	PR U	I	19		100
GRANTOR: PERRY VELMA C						
GRANTEE: FLATT DANIEL A						
0828/0746	9/18/1996	WD U	V	12		9,000
GRANTOR: SEIJAS						
GRANTEE: DARWIN L PERRY						

EXTRA FEATURES																
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
1	0166	CONC, PAVMT	0	0	12	14	UT	1.50	1.50	100	1993	1993	3	100	252	
2	0296	SHED METAL	0	0	12	14	UT	4.00	4.00	100	1993	1993	3	100	672	
3	9945	Well/Sept	0	0	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	12	32	UT	14.00	14.00	100	2006	2006	3	100	5,376	
5	0294	SHED WOOD/	0	0	0	0	UT	0.00	0.00	100	2015	2015	3	100	600	

TOTAL OB/XF												13,900												
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE																
03/19/2026 BY robin Total Acres: 2.61 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 06/19/2026 BY SYS																