

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

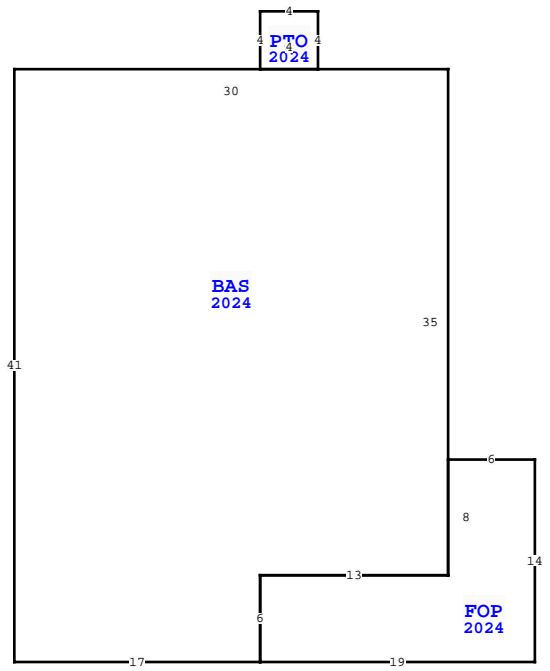
FLATT DANIEL A/PERRY DARWIN L
1024 W DORCHESTER
SAINT JOHNS, FL 32259

2026

00-00-00-00860-008

| 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 | 133.72 | 160,731 | 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 | | | | 157,516 | | | | | | | | | | | | | | | | | | | | |
| TOTAL MARKET OB/XF VALUE | | | | 13,900 | | | | | | | | | | | | | | | | | | | | |
| TOTAL LAND VALUE - MARKET | | | | 26,000 | | | | | | | | | | | | | | | | | | | | |
| TOTAL MARKET VALUE | | | | 197,416 | | | | | | | | | | | | | | | | | | | | |
| SOH/AGL Deduction | | | | 0 | | | | | | | | | | | | | | | | | | | | |
| ASSESSED VALUE | | | | 197,416 | | | | | | | | | | | | | | | | | | | | |
| TOTAL EXEMPTION VALUE | | | | 0 | | | | | | | | | | | | | | | | | | | | |
| BASE TAXABLE VALUE | | | | 197,416 | | | | | | | | | | | | | | | | | | | | |
| TOTAL JUST VALUE | | | | 197,416 | | | | | | | | | | | | | | | | | | | | |
| NCON VALUE | | | | 0 | | | | | | | | | | | | | | | | | | | | |
| INCOME VALUE | | | | | | | | | | | | | | | | | | | | | | | | |
| PREVIOUS YEAR MKT VALUE | | | | 190,240 | | | | | | | | | | | | | | | | | | | | |
| SALE:2:1: REPLACING AN AGREEMENT | | | | | | | | | | | | | | | | | | | | | | | | |
| PRMT:1:1: TRVL TRL | | | | | | | | | | | | | | | | | | | | | | | | |
| SALE:1:1: SALE NOT IN LINE | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | |
| BLD DATE | | | | | | | | | | | | | | | | | | | | | | | | |
| XF DATE | | | | | | | | | | | | | | | | | | | | | | | | |
| INC DATE | | | | | | | | | | | | | | | | | | | | | | | | |
| LGL DATE | | | | | | | | | | | | | | | | | | | | | | | | |
| LAND DATE | | | | | | 04/14/2026 | | | | | | | | | | | | | | | | | | |
| AG DATE | | | | | | MLU | | | | | | | | | | | | | | | | | | |
| 236 SW NEBRASKA TER, FORT WHITE | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | 168.00 | UT | 1.50 | 1.50 | 100 | 1993 | 1993 | 3 | 100 | 252 | | | | | | | | | | |
| 2 | 0296 | SHED METAL | 0 0 | 12 14 | 168.00 | UT | 4.00 | 4.00 | 100 | 1993 | 1993 | 3 | 100 | 672 | | | | | | | | | | |
| 3 | 9945 | Well/Sept | 0 0 | 0 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | | | | | | | | | | |
| 4 | 0294 | SHED WOOD/ | 0 0 | 12 32 | 384.00 | UT | 14.00 | 14.00 | 100 | 2006 | 2006 | 3 | 100 | 5,376 | | | | | | | | | | |
| 5 | 0294 | SHED WOOD/ | 0 0 | 0 0 | 1.00 | 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 | | | | | | | |