

LOTS 45 & 46, UNIT 17, THREE RIV  
618-42, 659-720, 693-327, WD 811

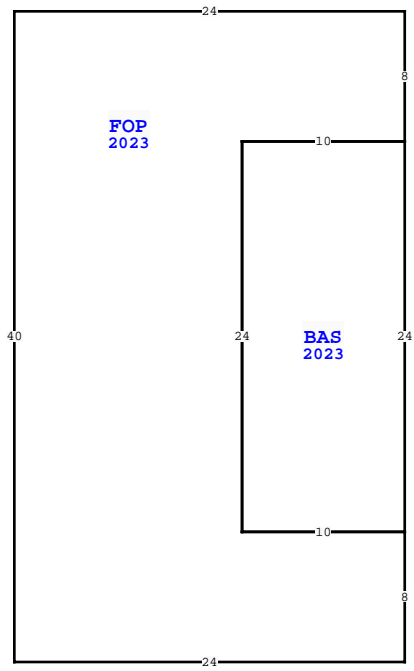
LOPER JAMES RICHARD  
322 SOUTH 6TH ST  
FERNANDINA BEACH, FL 32034

**2026**

00-00-00-00959-000  
00-00-00-00959-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floo	08	SHT VINYL 100	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		1 100	
Bathrooms		1 100	
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	100000.17	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	240	100	2023
FOP	720	30	2023
TOTALS	960		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	2025	84.00	38,304	1983	2005	0	0	25.00	75.00		
Heated Area: 240 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			28,728
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			48,000
TOTAL MARKET VALUE			76,728
SOH/AGL Deduction			5,000
ASSESSED VALUE			71,728
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			71,728
TOTAL JUST VALUE			76,728
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			83,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048879	Electrical Servic	0	12/19/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/1930	8/21/2024	WD Q	Q	I	05	230,000
GRANTOR: LINEBACH THOMAS						
GRANTEE: LOPER JAMES RICHARD						
1470/1209	7/05/2022	WD Q	Q	I	05	168,000
GRANTOR: PENCE-WEICHT BARRIE						
GRANTEE: LINEBACH THOMAS						

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/14/2026	MLU	

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=2023;ORIG=75,13] N8 W24 S40 E24 N8 W10 N24 E10 \$									
BAS=[YR=2023;ORIG=65,13] S24 E10 N24 W10 \$									

LAND DESCRIPTION										TOTAL OB/XF														
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	0100	C	SFR	0		A-1	300.00	0.00	2.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	48,000							