LOT 49 UNIT 17 THREE RIVERS ESTA
723-474, 818-651, 829-707, DC 92

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

2026

00-00-00-00960-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.17 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

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,500
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	26,500
SOH/AGL Deduction	3,950
ASSESSED VALUE	22,550
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,550
TOTAL JUST VALUE	26,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	20,500

SALE:2:1: LOT 49, UNIT 17, THREE RIVERS ESTATES

SALE:1:1: LOT 49 UN 17 THREE RIVERS ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 2,500

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	0000	C	VAC RES	0		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 11/21/2024 BY TP Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 04/17/2026 BY SYS