LOTS 69 & 70 UNIT 18 THREE RIVER
417-717, 727-828, 774-1335, 971-

PEPIN LAURIER A JR
11155 BUCKBOARD TRACE
JACKSONVILLE, FL 32220

2026

00-00-00-01077-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.18 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

247 SW BOSTON TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,400
TOTAL LAND VALUE - MARKET	32,400
TOTAL MARKET VALUE	40,800
SOH/AGL Deduction	13,429
ASSESSED VALUE	27,371
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,371
TOTAL JUST VALUE	40,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12694	PUMP/UTPOL	30	06/24/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0971/0728	12/02/2002	QC	Q	V	06	100
GRANTOR: LAURIER A PEPIN JR &						
GRANTEE: LAURIER A PEPIN JR						
0774/1335	5/11/1993	WD	Q	V		10,500
GRANTOR: JAMES T JOHNSON						
GRANTEE: LAURIER A PEPIN JR						

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	8	8	1.00	UT	0.00	0.00	100	1997	1997	3	100	600	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,400

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	0700	C	MISC RES	0		A-1	200.00	400.00	2.00	LT		1.00	1.00	0.90	18,000.00	16,200.00	32,400							

REVIEW DATE 01/11/2016 BY DF Total Acres: 1.84 Total Land Value: 32,400 Market: 0 Agricultural: 0 Common: 32,400 PRINTED 04/08/2026 BY SYS