

LOTS 78 & 79 UNIT 18 THREE RIVER
 912-1122, WD 912-1129, WD 1415-1

TAYLOR MICHAEL/TAYLOR JENNIFER
 2248 FORT MELLON COURT
 ST AUGUSTINE, FL 32092

2026

00-00-00-01082-000


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											COLUMBIA COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
																	VALUATION BY					STANDARD									
																	Tax Group: 3					Tax Dist:									
																	BUILDING MARKET VALUE					0									
																	TOTAL MARKET OB/XF VALUE					0									
																	TOTAL LAND VALUE - MARKET					52,000									
																	TOTAL MARKET VALUE					52,000									
																	SOH/AGL Deduction					8,000									
																	ASSESSED VALUE					44,000									
																	TOTAL EXEMPTION VALUE					0									
																	BASE TAXABLE VALUE					44,000									
																	TOTAL JUST VALUE					52,000									
																	NCON VALUE					0									
																	INCOME VALUE														
																	PREVIOUS YEAR MKT VALUE					40,000									
DOR CODE																	0000					VACANT									
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																															
EXTRA FEATURES																	405 SW WASHINGTON AVE, FORT WHITE					BLD DATE					LGL DATE				
																	XF DATE					LAND DATE					04/14/2026 MLU				
																	INC DATE					AG DATE									
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															
LAND DESCRIPTION																	TOTAL OB/XF										0				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0.00	0.00	2.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	52,000														
REVIEW DATE 04/14/2026 BY MLU Total Acres: 1.96 Total Land Value: 52,000 Market: 0 Agricultural: 0 Common: 52,000 PRINTED 06/18/2026 BY SYS																															

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048986	Electrical Servic		01/09/2024

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1415/1620	7/17/2020	WD	Q	V	01	35,000			
GRANTOR: JOAN CONTI									
GRANTEE: MICHAEL & JENNIFER									
0958/1880	5/01/2002	QC	Q	V	06	50,000			
GRANTOR: JOHN & DAWN CONTI									
GRANTEE: PASQUALE & JOAN CON									

BUILDING NOTES									

BUILDING DIMENSIONS									