NW DIV: LOT 2 BLOCK 51 THOMAS S/
491-730, 634-16, 778-038, 877-39

PARK PLACE INVESTMENTS LLC
P O BOX 15505
FERNANDINA BEACH, FL 32035

2026

00-00-00-11374-001

BUILDING CHARACTERISTICS

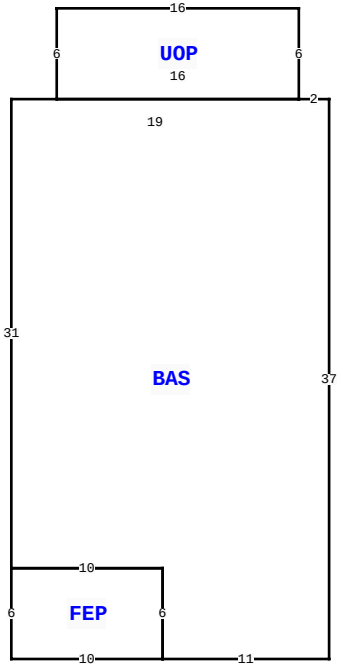
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	717	100		717	18,014
FEP	60	80		48	1,206
UOP	96	20		19	477
TOTALS	873			784	19,697

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	784	40.7835	45.68	35,813	1920	1968	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 717 HX Base Yr



771 NW GEORGIA AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	19,697
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,366
TOTAL MARKET VALUE	22,063
SOH/AGL Deduction	0
ASSESSED VALUE	22,063
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,063
TOTAL JUST VALUE	22,063
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1372/2509	11/19/2018	TD	U	I	18	8,500
GRANTOR: CLERK OF COURT						
GRANTEE: PARK PLACE INVESTME						
0889/0808	3/30/1999	WD	Q	I	01	4,000
GRANTOR: SHANDS						
GRANTEE: M HARPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 UOP= N6 W16 S6 E16$ W19 S31 FEP= S6 E10 N6 W10$ E10 S6 E11 N37$.

LAND DESCRIPTION

TOTAL OB/XF 0

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	0100	C	SFR	0		00	0.00	0.00	4,731.00	SF		1.00	1.00	1.00	0.50	0.50	2,366							

REVIEW DATE 11/06/2015 BY DF Total Acres: 0.11 Total Land Value: 2,366 Market: 0 Agricultural: 0 Common: 2,366 PRINTED 06/09/2026 BY SYS