W DIV: LOT 1 EX N 20 FT & ALL LO
9 MCFARLANE PARK S/D & S1/2 OF T
ADJACENT TO N LINE OF LOT 9 & W

WARD GEORGE & JOAN FAMILY TRUST DATED NOVEMBER 6,
10419 AVENTURA DR
JACKSONVILLE, FL 32256

2027

00-00-00-12580-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	840317.00 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	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	51,020
TOTAL MARKET VALUE	51,020
SOH/AGL Deduction	2,449
ASSESSED VALUE	48,571
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,571
TOTAL JUST VALUE	51,020
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1398/1327	10/31/2019	QC	U	V	11	0
GRANTOR: GEORGE R WARD						
GRANTEE: GERORGE & JOAN WARD						
1398/1324	10/31/2019	QC	U	V	11	100
GRANTOR: WARD'S SERVICE CENTER						
GRANTEE: GERORGE R WARD						

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

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	0000	C	VAC RES	0		*RSF-2	50.00	90.00	4,500.00	SF		1.00	1.00	1.00	2.00	2.00	9,000							
2	0000	C	VAC RES	0		*RSF-2	50.00	110.00	6,500.00	SF		1.00	1.00	0.40	5.50	2.20	14,300							
3	0000	C	VAC RES	0		RSF-2	0.00	0.00	12,700.00	SF		1.00	1.00	1.00	1.10	1.10	13,970							
4	0000	C	VAC RES	0		*RSF-2	50.00	125.00	6,250.00	SF		1.00	1.00	1.00	1.10	1.10	6,875							
5	0000	C	VAC RES	0		*RSF-2	50.00	125.00	6,250.00	SF		1.00	1.00	1.00	1.10	1.10	6,875							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 0.83 Total Land Value: 51,020 Market: 0 Agricultural: 0 Common: 51,020 PRINTED 11/17/2026 BY SYS