ALL OF SEC 1-1N-16E LYING E OF S
INTERS OF E R/W LINE US-441 & S
36-2N-16E, RUN NW ALONG R/W APPR

NOWICKI REBECCA C
1873 EDGEWOOD AVE
JACKSONVILLE, FL 32205

2026

01-1N-16-01489-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	901116.00 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	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		495,107
TOTAL MARKET VALUE		111,531
SOH/AGL Deduction		0
ASSESSED VALUE		111,531
TOTAL EXEMPTION VALUE	CP CE	60,676
BASE TAXABLE VALUE		50,855
TOTAL JUST VALUE		495,107
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		495,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1195/0519	5/27/2010	PB	U	V	11	100
GRANTOR: JOHN M CARTER (PR)(UN						
GRANTEE: REBECCA A NOWICKI &						
0984/0684	5/28/2003	WD	Q	V	01	100
GRANTOR: JOHN M CARTER JR						
GRANTEE: JOHN M JR & COLVIN						

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	5600	A	TIMBER 3	0		00	0.00	0.00	144.86	AC		1.00	1.00	1.00	281.00	281.00	40,706							
2	5910	A	SWAMP/CYPRES	0		00	0.00	0.00	243.01	AC		1.00	1.00	1.00	40.00	40.00	9,720							
3	5500	A	TIMBER 2	0		00	0.00	0.00	78.09	AC		1.00	1.00	1.00	445.00	445.00	34,750							
4	5500	A	TIMBER 2	0			0.00	0.00	59.00	AC		1.00	1.00	1.00	445.00	445.00	26,255							
5	5997	A	RIVERS/BAYS/	0		00	0.00	0.00	4.00	AC		1.00	1.00	1.00	25.00	25.00	100							
6	9910	M	MKT.VAL.AG	0		00	0.00	0.00	528.96	AC		1.00	1.00	1.00	936.00	936.00	495,107							

REVIEW DATE 04/14/2014 BY DF — Total Acres: 528.96 — Total Land Value: 111,531 — Market: 495,107 — Agricultural: 111,531 — Common: 0 — PRINTED 06/22/2026 BY SYS