

LOT 24 FRANK THOMAS S/D UNREC.  
 COMM SW COR OF SW1/4 OF NE1/4, R  
 POB, CONT N 180 FT, E 267 FT, S

WEBSTER MICHAEL C/WEBSTER MARIA L  
 1658 GERALDINE DR  
 JACKSONVILLE, FL 32205

2026

01-2S-17-04659-048



| 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<br>Tax Group: 3 Tax Dist:<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 0<br>TOTAL LAND VALUE - MARKET 5,600<br>TOTAL MARKET VALUE 5,600<br>SOH/AGL Deduction 0<br>ASSESSED VALUE 5,600<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 5,600<br>TOTAL JUST VALUE 5,600<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 5,600 |        |                   |    |        |  |  |  |  |  |  |  |
| DOR CODE 0000 VACANT   |                  |              |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                |   |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| MAP NUM MKT AREA 05  |                  |              |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                |   |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC 1217.0100 1.00/   |                  |              |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                |   |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| AREA TYPE  | TOTAL GROSS AREA | PCT OF BASE  | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |          |       |       |                |                    |         |             |             |                |                 |                |   |                             |      | PERMIT NUM DESCRIPTION AMT ISSUED  |        |                   |    |        |  |  |  |  |  |  |  |
|  |                  |              |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                |   |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| TOTALS   |                  |              |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                |   |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| EXTRA FEATURES   |                  |              |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                |   |                             |      | BLD DATE<br>XF DATE<br>INC DATE<br>LGL DATE<br>LAND DATE<br>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          | SALES DATA<br>OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE<br>1418/2355 9/04/2020 WD Q V 01 10,000<br>GRANTOR: GILLIS INVESTMENTS II<br>GRANTEE: MICHAEL C & MARIA L<br>1352/1359 1/30/2018 WD Q V 01 12,000<br>GRANTOR: LORENE COMBEE<br>GRANTEE: GILLIS INVESTMENTS |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
|  |                  |              |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                |   |                             |      | BUILDING NOTES   |        |                   |    |        |  |  |  |  |  |  |  |
|  |                  |              |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                |   |                             |      | BUILDING DIMENSIONS  |        |                   |    |        |  |  |  |  |  |  |  |
| LAND DESCRIPTION   |                  |              |                      |              |                      |          |       |       |                | TOTAL OB/XF        |         |             |             |                |                 |                |   |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| L N  | USE CODE         | CLS          | LAND USE DESCRIPTION | CAP          | R D                  | LOC ZONE | FRONT | DEPTH | TOT LND UTS    | UNIT TYPE          | D T     | DPHT 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            |                      | 00       | 0.00  | 0.00  | 1.00           | AC                 |         | 1.00        | 1.00        | 1.00           | 5,600.00        | 5,600.00       | 5,600   |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| REVIEW DATE 07/23/2015 BY DF Total Acres: 1.00 Total Land Value: 5,600 Market: 0 Agricultural: 0 Common: 5,600 PRINTED 06/09/2026 BY SYS |                  |              |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                |   |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |