UNIT 102 BASCOM SQUARE SOUTH REC
1170-1097 (DECLARATION OF CONDO)

MANUEL JASON & VICTORIA JOINT REVOCABLE TRUST
14558 MARSH BREEZE CT
JACKSONVILLE, FL 32250

2026

01-4S-16-02700-102

BUILDING CHARACTERISTICS

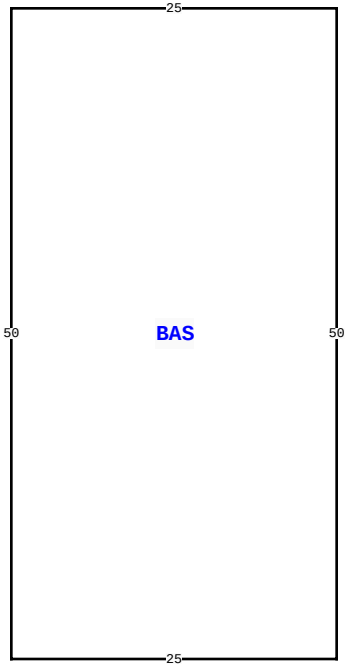
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	27	PREFIN MTL 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		2 100
Frame	05	STEEL 100
Common Wall		66 100
Story Height		14 100
RMS		0 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,250	100		1,250	107,410
TOTALS	1,250			1,250	107,410

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5100	04	1,250	117.7470	104.79	130,988	2008	2008	0	0	0	18.00	82.00

1 OFFC CONDO 0% - 0 Heated Area: 1250 HX Base Yr



BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	107,410
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	13
TOTAL MARKET VALUE	107,423
SOH/AGL Deduction	0
ASSESSED VALUE	107,423
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,423
TOTAL JUST VALUE	107,423
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1285/1787	11/25/2014	QC	U	I	11	100
GRANTOR: JASON & VICTORIA MANU						
GRANTEE: MANUEL JASON & VICT						
1170/1813	4/03/2009	WD	Q	I	01	215,000
GRANTOR: BASCOM SQUARE LLC						
GRANTEE: VICTORIA & JASON MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S50 E25 N50 $.

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	1700	C	1STORY OFF	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	13.00	13.00	13							

REVIEW DATE 03/04/2026 BY ME Total Acres: 0.00 Total Land Value: 13 Market: 0 Agricultural: 0 Common: 13 PRINTED 06/22/2026 BY SYS