

(AKA LOT 2, WILSON ACRES UNR):  
 COR OF SEC, RUN W 2641.99 FT TO  
 NW1/4, CONT W ALONG N LINE OF SE

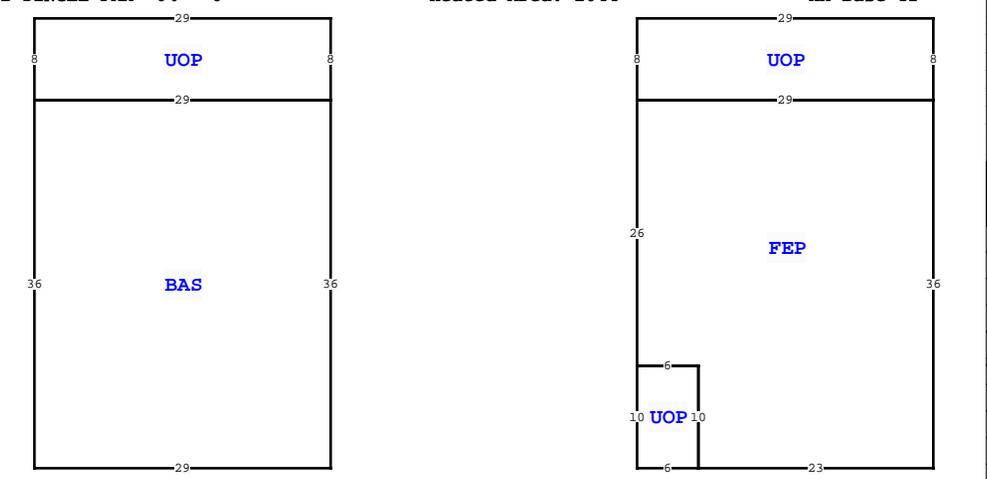
BOWMAN'S LANDING LLC  
 2091 SALLAS LANE  
 ATLANTIC BEACH, FL 32233

**2026**

01-7S-15-01439-602

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	11 BD/BTN AVG 50
Exterior Wall	15 CONC BLOCK 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	07 CORK/VTILE 100
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	2. 2. 100
Architectural Units	05 CONV 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,935	108.9795	122.06	236,186	1972	1972	0	0	0 35.00	65.00



Quality					
DOR CODE	CD				
0100	SINGLE FAMILY				
MAP NUM	MKT AREA				
	02				
NEIGHBORHOOD/LOC	1715.0200 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,044	100		1,044	82,830
FEP	984	80		787	62,440
UOP	60	20		12	952
UOP	232	20		46	3,650
UOP	232	20		46	3,650
TOTALS	2,552			1,935	153,521

EXTRA FEATURES																	
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
1	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
2	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
3	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
4	0210	GARAGE U	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2015	2015	3	100	5,000	
5	0294	SHED WOOD/	0	0	24	12	5.00	UT	7,500.00	7,500.00	100	2021	2020		100	37,500	
6	0294	SHED WOOD/	0	0	15	8	1.00	UT	5,500.00	5,500.00	100	2021	2020		100	5,500	
7	9915	RV SITE	0	0	0	0	5.00	UT	3,000.00	3,000.00	100	2021	2020		100	15,000	
8	9905	CAMPSITE/N	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2021	2020		100	1,500	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/08/2025	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE			153,521
TOTAL MARKET OB/XF VALUE			65,050
TOTAL LAND VALUE - MARKET			107,100
TOTAL MARKET VALUE			325,671
SOH/AGL Deduction			0
ASSESSED VALUE			325,671
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			325,671
TOTAL JUST VALUE			325,671
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			325,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40104	TR/TRAILER	0	07/07/2020
35277	TR/TRAILER	0	05/05/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1378/1643	2/15/2019	WD	U	I	35	400,000
GRANTOR: BRUCE WILSON						
GRANTEE: BOWMAN'S LANDING LL						
1318/0042	7/01/2016	WD	Q	I	01	160,000
GRANTOR: JERRY APEL						
GRANTEE: BRUCE WILSON						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= N36 UOP= N8 W29 S8 E29\$ W29 S36 E29\$ PTR= E30 UOP= E6 N10 W6 FEP= E6 S10 E23 N36 UOP= N8 W29 S8 E29\$ W29 S26\$ S10\$ W30\$.	

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	DPH 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			0.00	0.00	11.90	AC		1.00	1.00	1.00	9,000.00	9,000.00	107,100							