LOT 22 PLANTATION PARK S/D.
847-2276, WD 1421-1335, WD 1546-

JNIL INVESTMENTS LLC
522 OAKMONT DR
ORANGE PARK, FL 32073

2026

03-5S-16-03457-022

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	3516.0400	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

152 SW KIMDALE LOOP, LAKE CITY

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

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
1	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

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	3,000
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	29,000
SOH/AGL Deduction	0
ASSESSED VALUE	29,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,000
TOTAL JUST VALUE	29,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	29,000

PRMT:1:1: SHAY

SALE:1:1: PROPERTY ASSESSED WITH A NEW MH

LAND:1:1: 0.70 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054463	Mobile Home		11/12/2025
000054217	Right-of-Way Acce		10/09/2025
12977	M H	125	08/25/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/1192	8/06/2025	WD	Q	I	01	35,000
GRANTOR: LUNA JANIS						
GRANTEE: JNIL INVESTMENTS LL						
1421/1335	10/06/2020	WD	Q	V	01	19,000
GRANTOR: MARY ANNE SHAY						
GRANTEE: JANIS LUNA & TOMASA						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	0700	C	MISC RES	0		00	160.00	190.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 02/05/2026 BY KS Total Acres: 0.70 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 06/23/2026 BY SYS