

COMM NW COR OF SEC, RUN E
482.8 FT FOR POB, RUN E 326
FT TO W R/W OLD RIVER RD, RUN

SHIMUR AYAKO A
3818 DUVAL DR
JACKSONVILLE, FL 32250

2026

05-1S-17-04492-001



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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 5,000 TOTAL LAND VALUE - MARKET 11,150 TOTAL MARKET VALUE 16,150 SOH/AGL Deduction 2,005 ASSESSED VALUE 14,145 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 14,145 TOTAL JUST VALUE 16,150 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 13,362																																												
															PERMIT NUM DESCRIPTION AMT ISSUED																																												
															SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																												
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															BUILDING NOTES																																												
															BUILDING DIMENSIONS																																												
TOTALS															BLD DATE LGL DATE XF DATE LAND DATE 05/08/2026 MLU INC DATE AG DATE																																												
EXTRA FEATURES															386 NE FRANK JAMES RD, WHITE SPRINGS																																												
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	0285	SALVAGE	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000																																												
LAND DESCRIPTION															TOTAL OB/XF 5,000																																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0.00	0.00	2.23	AC		1.00	1.00	0.50	10,000.00	5,000.00	11,150																																										
REVIEW DATE 07/15/2015 BY DF Total Acres: 2.23 Total Land Value: 11,150 Market: 0 Agricultural: 0 Common: 11,150 PRINTED 05/12/2026 BY SYS																																																											