

LOT 5 HILLS AT ROSE CREEK S/D
 PHASE 2. WD 1043-169, WD 1396-1360,

PABLO VICTORE NESTOR
 10214 AGAVE
 JACKSONVILLE, FL 32246

2026

05-5S-17-09116-105



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 0 TOTAL LAND VALUE - MARKET 19,500 TOTAL MARKET VALUE 19,500 SOH/AGL Deduction 1,350 ASSESSED VALUE 18,150 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 18,150 TOTAL JUST VALUE 19,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 16,500																																																										
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1	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.30	65,000.00	19,500.00	19,500																																																													
REVIEW DATE 05/07/2026 BY MLU Total Acres: 5.01 Total Land Value: 19,500 Market: 0 Agricultural: 0 Common: 19,500 PRINTED 05/12/2026 BY SYS																																																																														