

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 28,500 TOTAL LAND VALUE - MARKET 240,000 TOTAL MARKET VALUE 268,500 SOH/AGL Deduction 17,150 ASSESSED VALUE 251,350 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 251,350 TOTAL JUST VALUE 268,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 228,500																																																										
DOR CODE 9900 NON AG ACREAGE																				PERMIT NUM DESCRIPTION AMT ISSUED 																																																										
MAP NUM MKT AREA 02																				SALES DATA																																																										
NEIGHBORHOOD/LOC 5716.00 1.00/																				<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>1421/0984</td> <td>9/10/2020</td> <td>WD U</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: J-HAJ ENTOURAGE LLC</td> </tr> <tr> <td colspan="7">GRANTEE: FRP COLUMBIA COUNTY</td> </tr> <tr> <td>1385/0319</td> <td>5/01/2019</td> <td>WD U</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: BOULEVARD ASSOCIATES</td> </tr> <tr> <td colspan="7">GRANTEE: J-HAJ ENTOURAGE LLC</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1421/0984	9/10/2020	WD U	U	V	11	100	GRANTOR: J-HAJ ENTOURAGE LLC							GRANTEE: FRP COLUMBIA COUNTY							1385/0319	5/01/2019	WD U	U	V	11	100	GRANTOR: BOULEVARD ASSOCIATES							GRANTEE: J-HAJ ENTOURAGE LLC						
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> <th>05/07/2026</th> <th>MLU</th> </tr> </thead> </table>										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/07/2026	MLU																																									
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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	0140	CLFENCE	6	0	0	0	0	3,800.00	UT	7.50					7.50	100	2025	2024	100	28,500																																																										
LAND DESCRIPTION																																																																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																						
1	9900	C	AC NON-AG	0		A-1	0.00	0.00	40.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	240,000																																																													
REVIEW DATE 01/06/2025 BY ME Total Acres: 40.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 06/23/2026 BY SYS																																																																														