

E1/2 OF NE1/4 AS LIES N OF BELLA
 EX 2 AC IN NW COR ALSO COMM NE C
 RUN W 996.70 FT FOR POB, RUN S 2

JUANEHIXON4, LLC
 4919 APACHE AVE
 JACKSONVILLE, FL 32210

2026

05-7S-17-09898-000


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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 478,775 TOTAL MARKET VALUE 24,461 SOH/AGL Deduction 0 ASSESSED VALUE 24,461 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 24,461 TOTAL JUST VALUE 478,775 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 391,725											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1525/755 10/16/2024 QC U I 11 100 GRANTOR: HIXON ELAINE GRANTEE: JUANEHIX4, LLC 1512/2058 4/18/2024 QC U I 11 100 GRANTOR: HIXON J. ELAINE GRANTEE: JUANEHIXON4, LLC											
TOTALS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/07/2026 MLU											
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															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
																	TOTAL OB/XF 0														
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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	5600	A	TIMBER 3	0		A-1	0.00	0.00	87.05	AC		1.00	1.00	1.00	281.00	281.00	24,461														
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	87.05	AC		1.00	1.00	1.00	5,500.00	5,500.00	478,775														