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

2027

05-7S-17-09898-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5717.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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	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	478,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 87.05 Total Land Value: 24,461 Market: 478,775 Agricultural: 24,461 Common: 0 PRINTED 11/17/2026 BY SYS