N 462 FT OF NE1/4 OF NW1/4 EX CO
NE1/4 OF NW1/4, E 146.27 FT FOR
566.51 FT, SE 601.72 FT, W 992.9

JUANEHIXON4, LLC
4919, APACHE AVE
JACKSONVILLE, FL 32210

2027

05-7S-17-09907-010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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	04/07/2025 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	37,800
TOTAL MARKET VALUE	1,202
SOH/AGL Deduction	0
ASSESSED VALUE	1,202
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,202
TOTAL JUST VALUE	37,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	37,800

LAND:1:3: NAME IS NOT ON IT)
LAND:1:2: WITH DOYLE ABOUT AG. (WE'RE AWARE ELAINE
LAND:1:1: JOINS PRCL # 09898-000 - THEY CAME IN &

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	2.70	AC		1.00	1.00	1.00	445.00	445.00	1,202							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	2.70	AC		1.00	1.00	1.00	14,000.00	14,000.00	37,800							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 2.70 Total Land Value: 1,202 Market: 37,800 Agricultural: 1,202 Common: 0 PRINTED 11/17/2026 BY SYS