

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

2026

05-7S-17-09907-010


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 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 &									
DOR CODE 5500						TIMBERLAND 80-89										PERMIT NUM DESCRIPTION AMT ISSUED											
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											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											
TOTALS						BLD DATE										LGL DATE											
EXTRA FEATURES						XF DATE										LAND DATE 04/07/2025 MLU											
INC DATE																AG DATE											
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												

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	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							