

THAT PORTION LYING NORTH & EAST
DESCRIBED AS FOLLOWS: COMM AT SW
RUN N ALONG SEC LINE APPROX 5050

NOWICKI REBECCA CARTER
1873 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

2026

06-1N-17-04398-000

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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 325,728 TOTAL MARKET VALUE 53,443 SOH/AGL Deduction 0 ASSESSED VALUE 53,443 TOTAL EXEMPTION VALUE CP CB 31,118 BASE TAXABLE VALUE 22,325 TOTAL JUST VALUE 325,728 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 325,728														
DOR CODE 5500															TIMBERLAND 80-89														
MAP NUM															MKT AREA 05														
NEIGHBORHOOD/LOC															900117.00 1.00/														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS															BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE														
EXTRA FEATURES															BUILDING NOTES														
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 DIMENSIONS												
LAND DESCRIPTION															TOTAL OB/XF 0														
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	71.29	AC		1.00	1.00	1.00	445.00	445.00	31,724												
2	5600	A	TIMBER 3	0		00	0.00	0.00	46.00	AC		1.00	1.00	1.00	281.00	281.00	12,926												
3	5910	A	SWAMP/CYPRES	0		00	0.00	0.00	201.71	AC		1.00	1.00	1.00	40.00	40.00	8,068												
4	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	29.00	AC		1.00	1.00	1.00	25.00	25.00	725												
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	348.00	AC		1.00	1.00	1.00	936.00	936.00	325,728												
REVIEW DATE 08/03/2015 BY DF															Total Acres: 348.00 Total Land Value: 53,443 Market: 325,728 Agricultural: 53,443 Common: 0 PRINTED 07/06/2026 BY SYS														