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

2027

06-1N-17-04398-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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					

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	
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		325,728
TOTAL MARKET VALUE		53,443
SOH/AGL Deduction		0
ASSESSED VALUE		53,443
TOTAL EXEMPTION VALUE	CP CE	31,118
BASE TAXABLE VALUE		22,325
TOTAL JUST VALUE		325,728
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/812	9/11/2024	QC	U	V	11	100
GRANTOR: CARTER SARA JANE						
GRANTEE: NOWICKI REBECCA CAR						
1355/0228	3/06/2018	QC	U	V	11	100
GRANTOR: REBECCA CARTER NOWICK						
GRANTEE: SARA JANE CARTER						

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	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 11/17/2026 BY SYS