THAT PART OF TRACT 2, J M CARTER
696-771, 720-696, 904-492, QC 13

NOWICKI REBECCA CARTER
1873 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

**2026**

**08-1N-17-04402-001**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5900 | TIMBERLAND UNCLASS | |
| 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 | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 0 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 134,316 |
| TOTAL MARKET VALUE | | 33,201 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 33,201 |
| TOTAL EXEMPTION VALUE | CP CE | 17,764 |
| BASE TAXABLE VALUE | | 15,437 |
| TOTAL JUST VALUE | | 134,316 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 134,316 |

| 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 | | | 0.00 | 0.00 | 69.38 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 30,874 | | | | | | | |
| 2 | 5910 | A | SWAMP/CYPRES | 0 | | | 0.00 | 0.00 | 31.62 | AC | | 1.00 | 1.00 | 1.00 | 40.00 | 40.00 | 1,265 | | | | | | | |
| 3 | 5997 | A | RIVERS/BAYS/ | 0 | | | 0.00 | 0.00 | 42.50 | AC | | 1.00 | 1.00 | 1.00 | 25.00 | 25.00 | 1,062 | | | | | | | |
| 4 | 9910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 143.50 | AC | | 1.00 | 1.00 | 1.00 | 936.00 | 936.00 | 134,316 | | | | | | | |

REVIEW DATE 08/03/2015 BY DF Total Acres: 143.50 Total Land Value: 33,201 Market: 134,316 Agricultural: 33,201 Common: 0 PRINTED 05/15/2026 BY SYS