LOT 20 J R TISON'S S/D.
392-306, 435-466, 530-749, 618-8

PENNINGTON DAVID/PENNINGTON STEPHANIE
1325 PLANTATION OAKS DR S
JACKSONVILLE BEACH, FL 32250

2027

11-2S-15-00018-001

BUILDING CHARACTERISTICS

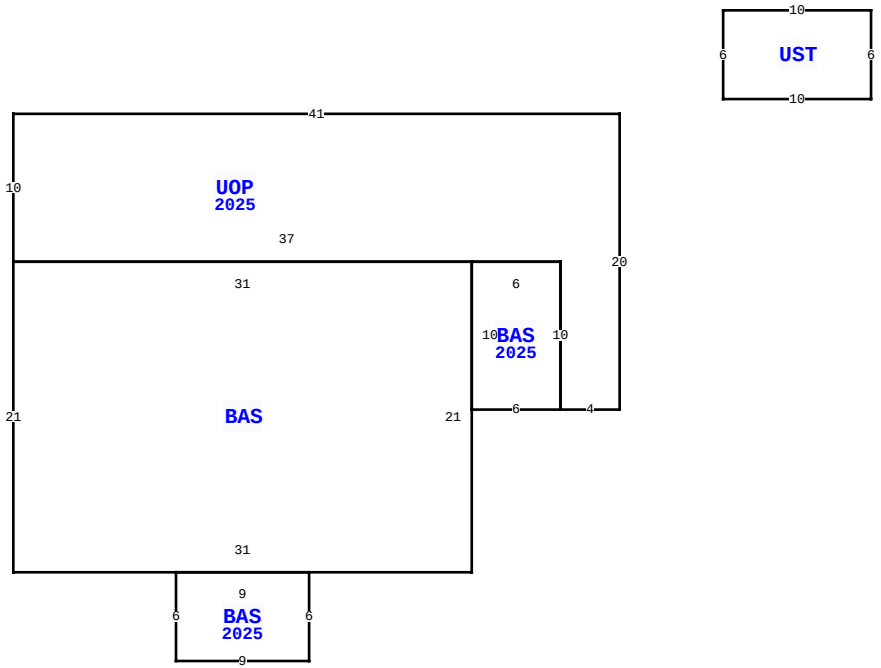
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	11215.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	651	100		651	130,020
BAS	54	100	2025	54	10,785
BAS	60	100	2025	60	11,983
UOP	450	20	2025	90	17,975
UST	60	45		27	5,392
TOTALS	1,275			882	176,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	882	168.7732	205.90	181,604	1966	2022	0	0	0	3.00	97.00

1 SFR PILING 0% - 2026 Heated Area: 765 HX Base Yr



227 NW ODESSA GLN, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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
1	0166	CONC,PAVMT	0	0	0	0	1,800.00	UT	3.00	3.00	100	2015	2015	3	100	5,400	
2	0296	SHED METAL	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	
3	0084	DOCK-RIVER	0	0	10	16	1.00	UT	4,000.00	4,000.00	100	2025	2024		82	3,280	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	
5	9910	RV SITE/RE	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	176,156
TOTAL MARKET OB/XF VALUE	12,680
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	203,836
SOH/AGL Deduction	0
ASSESSED VALUE	203,836
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	203,836
TOTAL JUST VALUE	203,836
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/2088	8/22/2025	WD	Q	I	01	305,000
GRANTOR: FIPPINGER ERIC K						
GRANTEE: PENNINGTON DAVID						
1514/2176	5/17/2024	WD	Q	I	03	330,000
GRANTOR: GLASS DEAN MICHAEL						
GRANTEE: FIPPINGER ERIC K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-7,-10] W31 S21 E31 N21 $
UOP=[YR=2025;ORIG=-38,-20] E41 S20 W4 N10 W37 N10 $
UST=[ORIG=20,-21] N6 W10 S6 E10 $
BAS=[YR=2025;ORIG=-7,-10] E6 S10 W6 N10 $
BAS=[YR=2025;ORIG=-18,11] S6 W9 N6 E9 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,680

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	0132	C	SFR RIVER	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.25	12,000.00	15,000.00	15,000							

REVIEW DATE 11/19/2025 BY TP Total Acres: 0.27 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/17/2026 BY SYS