THE NE1/4 OF THE SE1/4 EX THE N
S1/2 OF OF NW1/4 OF SE1/4 & THE
THE E 30 FT OF THE N 287.29 FT O

JAMES PAULA M TRUST DATED JULY 27, 2017
1014 VICTORY LAKE DR
JACKSOVILLE, FL 32221

2027

11-3S-15-00156-000

BUILDING CHARACTERISTICS

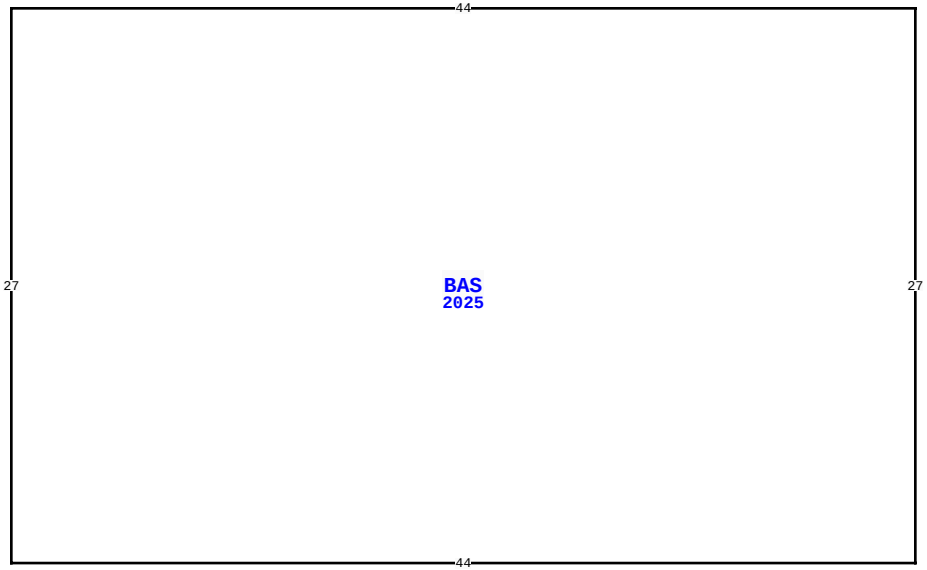
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	11315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	2025	1,188	126,855
TOTALS	1,188			1,188	126,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,188	113.5000	108.96	129,444	2024	2024	0	0	0	2.00	98.00

1 MANUF 2 0% - 2025 Heated Area: 1188 HX Base Yr



598 NW AUDREY FRANK CT, WELLBORN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	10/16/2023 SPF

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	126,855
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	596,340
TOTAL MARKET VALUE	176,757
SOH/AGL Deduction	0
ASSESSED VALUE	176,757
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	176,757
TOTAL JUST VALUE	730,195
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	731,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048779	Mobile Home		12/04/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1487/851	3/30/2023	WD	Q	V	01	670,000
GRANTOR: CAULEY KAREN B						
GRANTEE: JAMES PAULA M TRUST						
1309/0942	2/09/2016	PB	U	V	18	100
GRANTOR: CLERK OF COURT (MOLLI						
GRANTEE: KAREN B CAULEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=23,9] E44 S27 W44 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	5700	A	TIMBER 4	0		A-1	0.00	0.00	62.52	AC		1.00	1.00	1.00	227.00	227.00	14,192							
2	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	40.00	40.00	160							
3	5200	A	CROPLAND 2	0		A-1	0.00	0.00	65.00	AC		1.00	1.00	1.00	370.00	370.00	24,050							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	131.52	AC		1.00	1.00	1.00	4,500.00	4,500.00	591,840							
5	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							

REVIEW DATE 06/03/2024 BY randall Total Acres: 132.52 Total Land Value: 42,902 Market: 591,840 Agricultural: 38,402 Common: 4,500 PRINTED 11/17/2026 BY SYS