LTS 3,4, 5 & 6 PINE WIND ESTATES
661-238, 661-254, 705-402, 713-6

MATTOX JAMES/MATTOX CARMELITA G
9841 KINGS CROSSING
JACKSONVILLE, FL 32219

2027

11-5S-15-00431-105

BUILDING CHARACTERISTICS

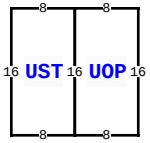
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11515.010	1.00/

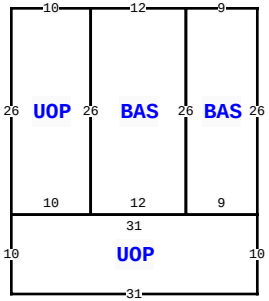
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	234	100		234	6,405
BAS	312	100		312	8,541
UOP	128	30		38	1,040
UOP	260	30		78	2,135
UOP	310	30		93	2,545
UST	128	50		64	1,752
TOTALS	1,372			819	22,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7300	06	819	69.3000	34.65	28,378	2006	2006	0	0	0	21.00	79.00

1 SER/SALES 0% - 2021 Heated Area: 546 HX Base Yr





11108 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 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	0140	CLFENCE 6	0	0	0	0	1,000.00	UT	8.00	8.00	100	2006	2006	3	100	8,000	
2	0169	FENCE/WOOD	0	0	8	8	64.00	UT	10.00	10.00	100	2006	2006	3	100	640	
3	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	50	2006	2006	3	50	450	
4	0070	CARPORT UF	0	0	24	28	672.00	UT	1.50	1.50	100	2013	2013	3	100	1,008	
5	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	3,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	22,419
TOTAL MARKET OB/XF VALUE	13,298
TOTAL LAND VALUE - MARKET	220,840
TOTAL MARKET VALUE	107,800
SOH/AGL Deduction	0
ASSESSED VALUE	107,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,800
TOTAL JUST VALUE	256,557
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	256,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1414/2047	6/30/2020	WD	U	V	30	100
GRANTOR: JAMES & CARMELIRA MAT						
GRANTEE: JAMES MATTOX & ETAL						
1406/0056	2/18/2020	QC	U	V	11	100
GRANTOR: ABEL & BRENDA GREENE						
GRANTEE: JAMES & CARMELITA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-9,0] W12 S26 E12 N26 $
UOP=[ORIG=-31,26] S10 E31 N10 W31 $
UOP=[ORIG=-21,0] W10 S26 E10 N26 $
BAS=[ORIG=0,0] W9 S26 E9 N26 $
UST=[ORIG=0,-30] E8 N16 W8 S16 $
UOP=[ORIG=8,-30] E8 N16 W8 S16 $
.

LAND DESCRIPTION

TOTAL OB/XF 13,298

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	6900	A	ORNAMENTAL	0			0.00	0.00	11.06	AC		1.00	1.00	1.00	550.00	550.00	6,083							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	11.06	AC		1.00	1.00	1.40	10,000.00	14,000.00	154,840							
4	9901	C	AC/XFOB	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.40	40,000.00	56,000.00	56,000							

REVIEW DATE 07/08/2016 BY DF Total Acres: 16.08 Total Land Value: 72,083 Market: 154,840 Agricultural: 6,083 Common: 66,000 PRINTED 11/17/2026 BY SYS