W1/2 OF SW1/4 OF NE1/4, EX A PAR
NW COR, BEING 267 FT N & S BY 21

SIMPLY VETS HOLDINGS LLC/CURRY NETTIE
13475 ATLANTIC BLVD # 8
JACKSONVILLE, FL 32225

2026

12-2S-16-01600-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	12216.00	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	05/18/2026 MLU
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	102,850
TOTAL MARKET VALUE	6,886
SOH/AGL Deduction	0
ASSESSED VALUE	6,886
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,886
TOTAL JUST VALUE	102,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/2453	12/04/2025	QC	U	I	11	100
GRANTOR: STRAWDER KIMBERLY						
GRANTEE: SIMPLY VETS HOLDING						
1556/1716	2/02/2024	LE	U	I	14	100
GRANTOR: HALL FAYE T						
GRANTEE: HALL FAYE T (ENH LI						

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	10.00	AC		1.00	1.00	1.00	445.00	445.00	4,450							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.70	AC		1.00	1.00	1.00	280.00	280.00	2,436							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	18.70	AC		1.00	1.00	1.00	5,500.00	5,500.00	102,850							

REVIEW DATE 05/18/2026 BY MLU Total Acres: 18.70 Total Land Value: 6,886 Market: 102,850 Agricultural: 6,886 Common: 0 PRINTED 06/09/2026 BY SYS