S1/2 OF NW1/4 OF SW1/4.

786-1402, 854-119, WD 1067-2317,

BEARSS CONNOR J
10346 MARBLE EGRET DR
JACKSONVILLE, FL 32257-4755

2027

12-4S-18-10362-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00	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	04/11/2025 MLU
INC DATE		AG DATE	05/11/2023 SPF

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	5,620
SOH/AGL Deduction	0
ASSESSED VALUE	5,620
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,620
TOTAL JUST VALUE	80,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/484	2/12/2026	WD	Q	V	01	109,000
GRANTOR: GREEN OLIVER						
GRANTEE: BEARSS CONNOR J						
1437/1577	12/21/2020	WD	Q	V	01	64,000
GRANTOR: RICHARDS TONY						
GRANTEE: GREEN OLIVER						

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	5600	A	TIMBER 3	0					20.00	AC		1.00	1.00	1.00	281.00	281.00	5,620							
2	9910	M	MKT.VAL.AG	0					20.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	80,000							

REVIEW DATE 07/10/2026 BY TP Total Acres: 20.00 Total Land Value: 5,620 Market: 80,000 Agricultural: 5,620 Common: 0 PRINTED 11/17/2026 BY SYS