

THE W 5 AC OF E 10 AC OF SW1/4 O
 CR-240, ALSO DESC AS W 266 FT OF
 OF SW1/4 OF NE1/4 LYING N OF SR-

MANSELL HUGH G/MANSELL BETTY H
 8525 ROYAL LAKES DRIVE
 JACKSONVILLE, FL 32216

2026

12-5S-16-03589-012



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 60,000 TOTAL MARKET VALUE 60,000 SOH/AGL Deduction 11,600 ASSESSED VALUE 48,400 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 48,400 TOTAL JUST VALUE 60,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 55,000											
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 0530/0742 2/01/1984 WD Q V CD 12,500 GRANTOR: GRANTEE: 0398/0189 2/01/1978 03 Q V CD 11,000 GRANTOR: GRANTEE:											
																				BLD DATE LGL DATE XF DATE LAND DATE 04/22/2026 MLU INC DATE AG DATE											
TOTALS																															
EXTRA FEATURES																				BUILDING NOTES											
L N	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	BUILDING DIMENSIONS														
LAND DESCRIPTION										TOTAL OB/XF										0											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0000	C	VAC RES	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000														
REVIEW DATE 04/22/2026 BY MLU Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 05/12/2026 BY SYS																															