W1/2 OF NE1/4 OF SW1/4 & N 60 FT OF NW1/4 OF SW1/4 & E1/2 OF NE1/4 OF SW1/4 & E 60 FT OF

POUND ADAM/POUND LEIGH
1746 BOLTON ABBEY DR
JACKSONVILLE, FL 32223

2027

13-2S-15-00045-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	13215.00	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	83,655
TOTAL MARKET VALUE	83,655
SOH/AGL Deduction	142
ASSESSED VALUE	83,513
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,513
TOTAL JUST VALUE	83,655
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,655

SALE:10:1: FOR 41.82 AC, FATHER TO SON- ORB 980-11

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1268/1092	1/14/2014	WD	Q	V	01	55,000
GRANTOR: GABRIEL DJULVEZ						
GRANTEE: ADAM & LEIGH POUND						
1268/1091	1/02/2014	WD	U	V	11	100
GRANTOR: DOROTHY JEANNE RICHAR						
GRANTEE: GABRIEL DJULVEZ						

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	41.82	AC		1.00	1.00	0.50	4,000.00	2,000.00	83,640							
2	9400	C	RIGHTOFWAY	0		A-1	0.00	0.00	1.82	AC		1.00	1.00	0.80	10.00	8.00	15							

REVIEW DATE 05/18/2026 BY MLU Total Acres: 43.64 Total Land Value: 83,655 Market: 0 Agricultural: 0 Common: 83,655 PRINTED 11/17/2026 BY SYS