NE1/4 OF SE1/4.

437-168, PB 853-1038, 915-2327,

REED TRAVIS M
9125 BRANCHWATER COURT
JACKSONVILLE, FL 32244

2026

13-5S-17-09220-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	13517.00	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	05/07/2026 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	168,000
TOTAL MARKET VALUE	168,000
SOH/AGL Deduction	44,800
ASSESSED VALUE	123,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	123,200
TOTAL JUST VALUE	168,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,000

SALE:3:2: OF 80 ACRES SALES IN THIS AREA-SALE IS L

SALE:3:1: SALE IN ORB 952-1920 IS NOT REPRESENTATI

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1375/0580	12/27/2018	WD	Q	V	01	116,000
GRANTOR: CHARLES & DESPINA REA						
GRANTEE: TRAVIS M REED						
1076/2600	3/09/2006	WD	Q	V	01	100
GRANTOR: CHARLES & DESPINA REA						
GRANTEE: CHARLES & DESPINA R						

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		00	0.00	0.00	40.00	AC		1.00	1.00	0.70	6,000.00	4,200.00	168,000							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 40.00 Total Land Value: 168,000 Market: 0 Agricultural: 0 Common: 168,000 PRINTED 06/09/2026 BY SYS