LOT 1 BISON ESTATES

WD 1570-984

GAY JOSEPH MELVIN JR/GAY PENNIE DEPOY
2042 VAN SICKLE RD
JACKSONVILLE, FL 32218

2027

14-2S-16-01608-101

BUILDING CHARACTERISTICS

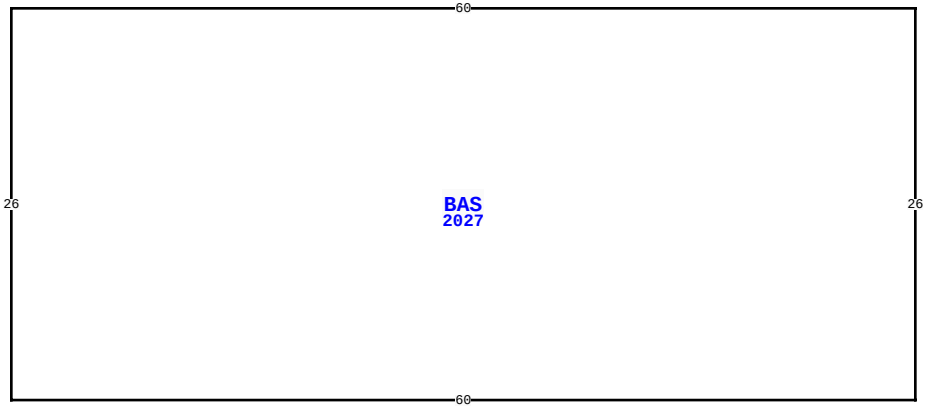
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	14216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2027	1,560	166,578
TOTALS	1,560			1,560	166,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,560	113.5000	108.96	169,978	2026	2026	0	0	0	2.00	98.00

1 MANUF 2 0% - 2027 Heated Area: 1560 HX Base Yr



327 NW MORRELL DR, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	03/16/2023 SPF

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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	300.00	300.00	100	2026	2025		100	300	
4	0262	PRCH,FOP	0	0	0	0	1.00	UT	800.00	800.00	100	2027	2026		100	800	
5	0262	PRCH,FOP	0	0	0	0	1.00	UT	800.00	800.00	100	2027	2026		100	800	
6	0262	PRCH,FOP	0	0	0	0	1.00	UT	100.00	100.00	100	2027	2026		100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	166,578
TOTAL MARKET OB/XF VALUE	9,000
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	220,578
SOH/AGL Deduction	0
ASSESSED VALUE	220,578
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	220,578
TOTAL JUST VALUE	220,578
NCON VALUE	168,278
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056730	Storage Building	19,100	10/08/2026
000056101	Storage Building	15,200	07/15/2026
000054981	Mobile Home		02/10/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1570/984	6/10/2026	WD	Q	I	01	287,000
GRANTOR: 2911 PROPERTIES, LLC						
GRANTEE: GAY JOSEPH MELVIN J						
1538/1828	4/24/2025	WD	Q	I	04	475,000
GRANTOR: PRESTON AMANDA KRISTI						
GRANTEE: 2911 PROPERTIES, LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=17,10] E60 S26 W60 N26 $

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LAND DESCRIPTION

TOTAL OB/XF 9,000

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	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	9900	C	AC NON-AG	0					4.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	36,000							

REVIEW DATE 10/01/2026 BY TP Total Acres: 5.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2026 BY SYS