

LOT 2 BLOCK B ICHETUCKNEE PINES
650-626, 651-326, PR 1477-1247,

SHINALL BRIAN JAMES/SHINALL RUTH A
4355 MARQUETTE AVENUE
JACKSONVILLE, FL 32210

2026

16-6S-16-03832-105


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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 55,000 TOTAL MARKET VALUE 55,000 SOH/AGL Deduction 0 ASSESSED VALUE 55,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 55,000 TOTAL JUST VALUE 55,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 55,000														
DOR CODE 0000 VACANT															PERMIT NUM DESCRIPTION AMT ISSUED														
MAP NUM MKT AREA 02																													
NEIGHBORHOOD/LOC 16616.010 1.00/															SALES DATA														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	OFF RECORD Number				DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE														
						1477/1247				10/10/2022	PR U	V	19	100															
GRANTOR: SHINALL BRIAN JAMES A															GRANTOR: SHINALL BRIAN JAMES														
GRANTOR: PATTEN CORP															GRANTOR: PATTEN CORP														
GRANTOR: SHINALL RICHARD J &															GRANTOR: SHINALL RICHARD J &														
TOTALS															BLD DATE LGL DATE 04/07/2025 MLU														
EXTRA FEATURES															XF DATE INC DATE														
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 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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000												
REVIEW DATE 04/07/2025 BY MLU Total Acres: 4.10 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 06/08/2026 BY SYS																													