

THE E 3960 FT OF S1/2.
 ORB 371-83, 646-779, 956-1564,
 BEING PART OF TRACT 7, J M

NORTH FLORIDA LAND TRUST
 2038 GILMORE ST
 JACKSONVILLE, FL 32204

2026

17-2N-17-04363-001


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 171,600 TOTAL MARKET VALUE 4,260 SOH/AGL Deduction 0 ASSESSED VALUE 4,260 TOTAL EXEMPTION VALUE 10 4,260 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 171,600 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 171,600											
DOR CODE 5900										TIMBERLAND UNCLASS										PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM										MKT AREA 05																					
NEIGHBORHOOD/LOC 900217.00										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	V V	RSN CD	SALE PRICE				
																				1350/1910	12/28/2017	QC U	V V	V V	11	100					
																				GRANTOR: REBECCA I CARTER NOWI											
																				GRANTEE: NORTH FLORIDA LAND											
																				1322/0322	10/03/2016	QC U	V V	V V	11	100					
																				GRANTOR: SARA JANE CARTER											
																				GRANTEE: REBECCA I CARTER NO											
TOTALS																				BUILDING NOTES											
EXTRA FEATURES																				BUILDING DIMENSIONS											
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																
										BLD DATE										LGL DATE											
										XF DATE										LAND DATE											
										INC DATE										AG DATE											
																				12/07/2022 MLU											
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	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	132.00	AC		1.00	1.00	1.00	25.00	25.00	3,300														
2	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	24.00	AC		1.00	1.00	1.00	40.00	40.00	960														
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	156.00	AC		1.00	1.00	1.00	1,100.00	1,100.00	171,600														
REVIEW DATE 12/07/2022 BY MLU Total Acres: 156.00 Total Land Value: 4,260 Market: 171,600 Agricultural: 4,260 Common: 0 PRINTED 05/15/2026 BY SYS																															