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

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	900217.00 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	12/07/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
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

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/1910	12/28/2017	QC	U	V	11	100
GRANTOR: REBECCA I CARTER NOWI						
GRANTEE: NORTH FLORIDA LAND						
1322/0322	10/03/2016	QC	U	V	11	100
GRANTOR: SARA JANE CARTER						
GRANTEE: REBECCA I CARTER NO						

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	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 07/03/2026 BY SYS