

COMM SW COR, RUN E 133.46 FT FOR  
650.75 FT, E 335.88 FT, S 646.16  
TO POB.

STURGES ANGELA P/FRIES CAROLE PARKS  
P O BX 1724  
YULEE, FL 32041

**2026**

17-4S-17-08406-001  


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																					
																				<b>VALUATION BY</b> Tax Group: 2 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 45,000 <b>TOTAL MARKET VALUE</b> 45,000 <b>SOH/AGL Deduction</b> 8,700 <b>ASSESSED VALUE</b> 36,300 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 36,300 <b>TOTAL JUST VALUE</b> 45,000 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 45,000																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>     																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1532/1505</td> <td>1/23/2025</td> <td>QC</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: LAWSON ANGELA GRANTEE: LAWSON ANGELA 0927/2195      5/25/2001      PR      Q      V      01      100 GRANTOR: JOSEPH ESPENSHIP AS P GRANTEE: ANGELA STURGES										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1532/1505	1/23/2025	QC	U	V	11	100
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<b>TOTALS</b> <b>EXTRA FEATURES</b>										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 04/10/2025      MLU																							
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																											
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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	5.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,000																										
<b>REVIEW DATE</b> 04/10/2025 <b>BY</b> MLU      Total Acres: 5.00      Total Land Value: 45,000      Market: 0      Agricultural: 0      Common: 45,000 <b>PRINTED 05/12/2026 BY SYS</b>																																											