

BEG INTERS E R/W SR-47 & S LINE
OF SE1/4, RUN N 9 DEG E ALONG E
E 419.76 FT, SW 213.44 FT, W 419

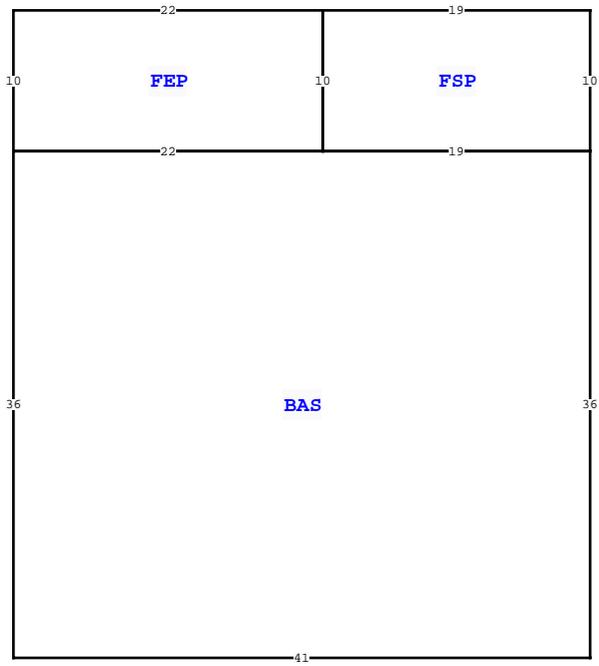
RBG-R LLC
1850 COLWOOD CT
JACKSONVILLE, FL 32217

2026

18-4S-17-08482-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	18417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,476	100	
FEP	220	80	
FSP	190	40	
TOTALS	1,886		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,728	101.7240	115.97	200,396	1949	1970		0	0	35.00	65.00
1 SINGLE FAM 0% - 0 Heated Area: 1476 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			130,257
TOTAL MARKET OB/XF VALUE			600
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			150,857
SOH/AGL Deduction			0
ASSESSED VALUE			150,857
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			150,857
TOTAL JUST VALUE			150,857
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			148,566
SALE:2:1: FOR 2 AC & A HOUSE (INCCOR ON THIS			
SALE:1:1: CORRECTIVE DEED FOR ORB 840-2192			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045187	Roof Replacement	10,800	08/16/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1104/0204	11/28/2006	WD	Q	I	01	100
GRANTOR: BEDOYA						
GRANTEE: RBG-R LLC						
0856/1366	6/14/1997	WD	Q	I	01	100
GRANTOR: MARION B COLE						
GRANTEE: RICARDO & M PATRICI						

EXTRA FEATURES															
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
1	0021	BARN,FR AE	0	0 30 39	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0252	LEAN-TO W/	0	0 0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

TOTAL OB/XF									
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				

BUILDING NOTES									

BUILDING DIMENSIONS									
FSP= N10 W19 S10 E19\$ BAS= W19 FEP= N10 W22 S10 E22\$ W22 S36 E41 N36\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		RSF-1	0.00	0.00	2.00	AC		1.00	1.00	0.50	20,000.00	10,000.00	20,000							