COMM AT SE COR OF SEC, RUN N
1226.01 FT FOR POB, CONT N
1828.62 FT, W 799.97 FT, N

BOWDOIN ROD TRUST FOR SAVANNAH LYNN DOWDOIN
245 RIVERSIDE AVE, SUITE 150
JACKSONVILLE, FL 32202-4903

2026

19-3S-16-02181-015

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	19316.00	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	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	27,500
TOTAL LAND VALUE - MARKET	827,050
TOTAL MARKET VALUE	73,815
SOH/AGL Deduction	0
ASSESSED VALUE	73,815
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,815
TOTAL JUST VALUE	854,550
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	854,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1244/0823	11/06/2012	PR	U	V	30	100

GRANTOR: JOHN MICHAEL BOWDOIN

GRANTEE: THOMAS M DOHAHOO JR

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
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	8,000	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	7,000	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	7,000	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,000	
5	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,000	
6	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 27,500

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	165.41	AC		1.00	1.00	1.00	280.00	280.00	46,315							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	165.41	AC		1.00	1.00	1.00	5,000.00	5,000.00	827,050							

REVIEW DATE 02/06/2023 BY KS Total Acres: 165.41 Total Land Value: 46,315 Market: 827,050 Agricultural: 46,315 Common: 0 PRINTED 06/22/2026 BY SYS