COMM SE COR OF W1/2 OF SW1/4
OF SEC 21-2S-17, W 1331.30 FT,
W 122.62 FT FOR POB, W 582.73

4 PAWS LLC
1118 HOLLY LANE
JACKSONVILLE, FL 32207

2026

20-2S-17-04755-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	20217.00	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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	92,250
TOTAL MARKET VALUE	5,740
SOH/AGL Deduction	0
ASSESSED VALUE	5,740
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,740
TOTAL JUST VALUE	92,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,250

XFOB:2:1: FLEETWOOD MH
XFOB:1:1: DESTROYED BY STORM

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7215	M H	60	05/28/1993
7135	PUMP/UTPOL	60	05/07/1993

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	07/27/2022 SPF

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1134/2279	10/26/2007	WD	Q	I		140,000
GRANTOR: W G INVESTMENT PROPER						
GRANTEE: 4 PAWS LLC						
1055/0013	8/11/2005	WD	Q	I	02	320,000
GRANTOR: ANGUS WADE JR & LISA						
GRANTEE: WG INVESTMENT PROPE						

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	20.50	AC		1.00	1.00	1.00	280.00	280.00	5,740							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	20.50	AC		1.00	1.00	1.00	4,500.00	4,500.00	92,250							

REVIEW DATE 04/11/2025 BY MLU Total Acres: 20.50 Total Land Value: 5,740 Market: 92,250 Agricultural: 5,740 Common: 0 PRINTED 03/25/2026 BY SYS