

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



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																					
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																					
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																				
																						VALUATION BY		STANDARD																	
																						Tax Group: 3		Tax Dist:																	
																						BUILDING MARKET VALUE		0																	
																						TOTAL MARKET OB/XF VALUE		0																	
																						TOTAL LAND VALUE - MARKET		112,750																	
																						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		112,750																	
																						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																	
																						7215		M H																	
																						7135		PUMP/UTPOL																	
																						AMT		ISSUED																	
																						60		05/28/1993																	
																						60		05/07/1993																	
																						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																			
																						EXTRA FEATURES																			
																						BLD DATE																			
																						XF DATE																			
																						LGL DATE																			
																						LAND DATE		05/18/2026 MLU																	
																						INC DATE		07/27/2022 SPF																	
																						AG DATE																			
																						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																			
																						LAND DESCRIPTION																			
																						TOTAL OB/XF		0																	
																						L N		USE CODE																	
																						CLS		LAND USE DESCRIPTION																	
																						CAP		R D																	
																						A-1		LOC ZONE																	
																						0.00		FRONT																	
																						0.00		DEPTH																	
																						20.50		TOT LND UTS																	
																						AC		UNIT TYPE																	
																						1.00		DPTH FACT																	
																						1.00		% COND																	
																						1.00		TOT ADJ																	
																						280.00		UNIT PRICE																	
																						280.00		ADJ UNIT PRICE																	
																						5,740		LAND VALUE																	
																						112,750		OTHER ADJUSTMENTS AND NOTES																	
																								YEAR																	
																								DENSITY																	
																								DECL																	
																								FRZ																	
																								YR																	
																								CONSRV																	
																						REVIEW DATE		05/18/2026 BY MLU																	
																						Total Acres:		20.50																	
																						Total Land Value:		5,740																	
																						Market:		112,750																	
																						Agricultural:		5,740																	
																						Common:		0																	
																						PRINTED		06/10/2026 BY SYS																	