THE E 757.62 FT OF THE W1/2 OF S
MAINT R/W OF NE MUSKOGEE RD.

ARAUJO MARIANA DE TORRES/ARAUJO THIAGO OLIVEIRA
12503 CHICORA LN
JACKSONVILLE, FL 32258

2027

21-1S-17-04560-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	21117.00	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

448 NE MUSKOGEE RD, LAKE CITY

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	24,000
TOTAL LAND VALUE - MARKET	50,300
TOTAL MARKET VALUE	74,300
SOH/AGL Deduction	0
ASSESSED VALUE	74,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,300
TOTAL JUST VALUE	74,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,300

NO LONGER UNDER TIMBER LEASE. SEE SCANNED DOCS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043597	Electrical Servic	0	01/26/2022
000043285	Storage Building	7,000	12/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/1307	6/30/2021	WD	Q	V	01	55,200
GRANTOR: OLIVIA RAE FARMS INC						
GRANTEE: ARAUJO MARIANA DE T						
1374/0473	11/27/2018	WD	Q	V	05	163,800
GRANTOR: ANDERSON COLUMBIA CO						
GRANTEE: OLIVIA RAE FARMS IN						

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	0040	BARN,POLE	0	0	40	60	2,400.00	UT	10.00	10.00	100	2023	2022		100	24,000	

LAND DESCRIPTION

TOTAL OB/XF 24,000

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	20.12	AC		1.00	1.00	1.00	2,500.00	2,500.00	50,300							

REVIEW DATE 01/31/2022 BY JB Total Acres: 20.12 Total Land Value: 50,300 Market: 0 Agricultural: 0 Common: 50,300 PRINTED 11/17/2026 BY SYS