

LOT 1 IN A S/D OF SW1/4 OF SW1/4 DESC AS: BEG NE COR OF SW1/4 OF SW1/4, S 167.77 FT, W

VOORHEES MELINDA A/VOORHEES DANIEL M VOORHEES SR
133 WILLOW BRANCH AVE
JACKSONVILLE, FL 32254

2026

21-2S-16-01675-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																	
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 27,000 TOTAL MARKET VALUE 27,000 SOH/AGL Deduction 11,187 ASSESSED VALUE 15,813 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 15,813 TOTAL JUST VALUE 27,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 21,000 LAND:1:1: FLOODS																																																			
DOR CODE 0000 VACANT																				PERMIT NUM DESCRIPTION AMT ISSUED _____ _____ _____ _____ _____ _____ _____ _____ _____ _____																																																			
MAP NUM _____ MKT AREA 03																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1328/0843</td> <td>12/28/2016</td> <td>WD Q</td> <td>V</td> <td></td> <td>01</td> <td>12,500</td> </tr> <tr> <td colspan="7">GRANTOR: JAMES, VERNON & WEEKS</td> </tr> <tr> <td>1271/2047</td> <td>2/25/2014</td> <td>WD U</td> <td>V</td> <td>11</td> <td></td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: CYNTHIA MIRANA MOORE</td> </tr> <tr> <td colspan="7">GRANTEE: JAMES, VERNON & WEE</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1328/0843	12/28/2016	WD Q	V		01	12,500	GRANTOR: JAMES, VERNON & WEEKS							1271/2047	2/25/2014	WD U	V	11		100	GRANTOR: CYNTHIA MIRANA MOORE							GRANTEE: JAMES, VERNON & WEE						
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NEIGHBORHOOD/LOC 21216.00 1.00/																				BUILDING NOTES _____ _____ _____ _____ _____ _____ _____ _____ _____ _____																																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																		
TOTALS																				BLD DATE _____ LGL DATE _____ XF DATE _____ LAND DATE 05/11/2026 MLU INC DATE _____ AG DATE _____																																																			
EXTRA FEATURES																				BUILDING DIMENSIONS _____ _____ _____ _____ _____ _____ _____ _____ _____ _____																																																			
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																																																							
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																															
1	0000	C	VAC RES	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	0.60	9,000.00	5,400.00	27,000																																																						
REVIEW DATE 05/11/2026 BY MLU Total Acres: 5.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 06/08/2026 BY SYS																																																																							