COMM AT SE COR OF W1/2 OF SW
1/4 OF SEC 21, RUN W 826.77 FT
FOR POB, CONT W 504.53 FT TO S

BERGO MARCELLO SALAZAR M
603 N 16TH ST
JACKSONVILLE, FL 32250

**2026**

**21-2S-17-04756-003**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5000 | IMPROVED AG | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 21217.00 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

360 NE frogs GLN, LAKE CITY

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

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 18,640 |
| TOTAL LAND VALUE - MARKET | 106,650 |
| TOTAL MARKET VALUE | 25,276 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 25,276 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 25,276 |
| TOTAL JUST VALUE | 125,290 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 125,290 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1394/2030 | 9/16/2019 | WD | Q | V | 01 | 135,000 |
| GRANTOR: ORVILLE LELAND COX AS | | | | | | |
| GRANTEE: MARCELLO SALAZAR MO | | | | | | |
| 1081/2396 | 4/21/2006 | WD | U | V | 09 | 254,857 |
| GRANTOR: WG INVESTMENT PROPERT | | | | | | |
| GRANTEE: ORVILLE LELAND COX | | | | | | |

### 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 | 0030 | BARN,MT | 0 | 0 | 28 | 30 | 840.00 | UT | 11.00 | 11.00 | 100 | 2011 | 2011 | 3 | 100 | 9,240 | |
| 2 | 0040 | BARN,POLE | 0 | 0 | 40 | 30 | 1,200.00 | UT | 4.50 | 4.50 | 100 | 2011 | 2011 | 3 | 100 | 5,400 | |
| 3 | 9946 | Well | 0 | 0 | 0 | 0 | 1.00 | UT | 4,000.00 | 4,000.00 | 100 | | | 3 | 100 | 4,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 18,640

| 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 | 23.70 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 6,636 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 23.70 | AC | | 1.00 | 1.00 | 1.00 | 4,500.00 | 4,500.00 | 106,650 | | | | | | | |

REVIEW DATE 08/04/2015 BY DF Total Acres: 23.70 Total Land Value: 6,636 Market: 106,650 Agricultural: 6,636 Common: 0 PRINTED 03/26/2026 BY SYS