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

2027

21-2S-17-04756-003

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	05/18/2026 MLU
INC DATE		AG DATE	07/27/2022 SPF

COLUMBIA COUNTY PROPERTY

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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	118,500
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	137,140
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,140

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	5,000.00	5,000.00	118,500							

REVIEW DATE 08/04/2015 BY DF Total Acres: 23.70 Total Land Value: 6,636 Market: 118,500 Agricultural: 6,636 Common: 0 PRINTED 11/17/2026 BY SYS