COMM SE COR OF W1/2 OF SW1/4,
RUN N 1011.69 FT, N 67 DEG W
318.36 FT, N 436.99 FT TO C/L

SALAZAR MARCELLO
603 N 16TH ST
JACKSONVILLE BEACH, FL 32250

2026

21-2S-17-04756-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	66,365
TOTAL MARKET VALUE	2,819
SOH/AGL Deduction	0
ASSESSED VALUE	2,819
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,819
TOTAL JUST VALUE	66,365
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/0536	2/20/2020	WD	Q	V	01	20,000

GRANTOR: WILLIAM SMITH

GRANTEE: MARCELLO SALAZAR

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	07/28/2022 SPF

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5800	A	TIMBER 5	0					5.67	AC		1.00	1.00	1.00	141.00	141.00	799							
2	5500	A	TIMBER 2	0					4.54	AC		1.00	1.00	1.00	445.00	445.00	2,020							
3	9910	M	MKT.VAL.AG	0					10.21	AC		1.00	1.00	1.00	6,500.00	6,500.00	66,365							

REVIEW DATE 04/11/2025 BY MLU Total Acres: 10.21 Total Land Value: 2,819 Market: 66,365 Agricultural: 2,819 Common: 0 PRINTED 03/26/2026 BY SYS