

AKA LOT 8 CREEK RUN PLANTATION:  
 SEC, W 369.41 FT, S 255.60 FT, W  
 215.49 FT, SW 552.43 FT FOR POB,

WARING JOSHUA JORDAN  
 736 PROMENADE POINTE DR  
 ST AUGUSTINE, FL 32095

**2026**

21-4S-17-08631-108  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
																				VALUATION BY STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 55,000 TOTAL MARKET VALUE 55,000 SOH/AGL Deduction 0 ASSESSED VALUE 55,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 55,000 TOTAL JUST VALUE 55,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 55,000																
DOR CODE		0000 VACANT																		PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1526/263 9/18/2024 WD Q V 01 75,500 GRANTOR: BOLLIGER EDWARD E GRANTEE: WARING JOSHUA JORDA 1488/2110 4/13/2023 WD U V 11 100 GRANTOR: BOLLIGER EDWARD E GRANTEE: BOLLIGER EDWARD E J																
MAP NUM		21417.030 1.00/																		BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU																
NEIGHBORHOOD/LOC										413 SE HOLLY TER, LAKE CITY										BUILDING NOTES BUILDING DIMENSIONS																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
						TOTALS																														
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																				
																	LAND DESCRIPTION										TOTAL OB/XF									
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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000																			
REVIEW DATE 04/07/2025 BY MLU Total Acres: 4.56 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 05/12/2026 BY SYS																																				