COMM SW COR OF SW1/4 OF NE1/4,
RUN N 406.78 FT FOR POB, RUN
N 74 DEG E 374.89 FT, N 240

MCCLAIN MICHELLE/MCCLAIN NATHANIEL JR
674 CAMP FRANCIS JOHNSON RD
ORANGE PARK, FL 32065

2026

21-7S-17-10041-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21717.00	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

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	32,160
TOTAL MARKET VALUE	32,160
SOH/AGL Deduction	7,839
ASSESSED VALUE	24,321
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,321
TOTAL JUST VALUE	32,160
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	28,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20024	SFR	544	10/08/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0923/0481	3/12/2001	QC	Q	V	01	100

GRANTOR: PEARL PARNELL

GRANTEE: MICHELLE & NATHANIE

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	0000	C	VAC RES	0		A-1	0.00	0.00	2.01	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,160							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 2.01 Total Land Value: 32,160 Market: 0 Agricultural: 0 Common: 32,160 PRINTED 06/08/2026 BY SYS