

COMM NE COR OF NW1/4 OF NE1/4, R  
 RUN S 24.82 FT FOR POB, CONT S 3  
 292.81 FT, N 322.48 FT, E 293.09

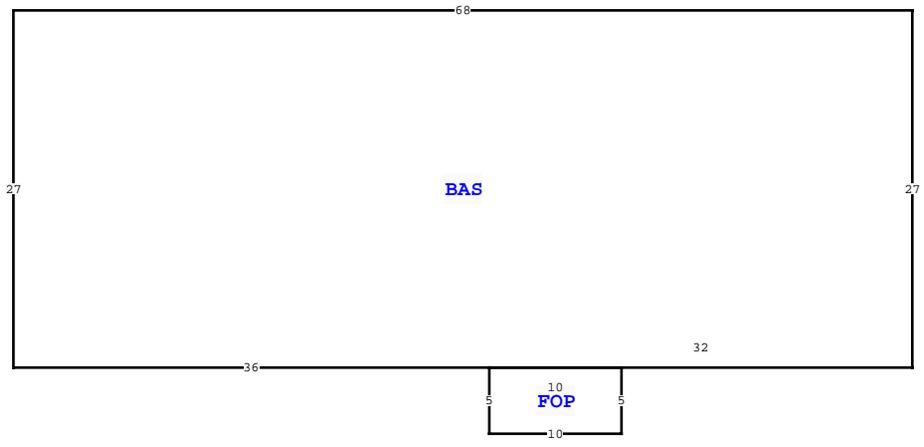
COLUMBIA FLORIDA HOLDINGS TRUST/DAVIS DANIEL  
 10211 OLD PLANK RD  
 JACKSONVILLE, FL 32220

**2026**

22-4S-17-08671-003  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,836	100	
FOP	50	35	
TOTALS	1,886		1,854 52,794

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	- 2025								
			Heated Area: 1836			HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		62,874	
TOTAL MARKET OB/XF VALUE		13,900	
TOTAL LAND VALUE - MARKET		34,880	
TOTAL MARKET VALUE		111,654	
SOH/AGL Deduction		0	
ASSESSED VALUE		111,654	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		111,654	
TOTAL JUST VALUE		111,654	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		104,423	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/2087	2/25/2026	QC	U	I	11	100
GRANTOR: FLORIDA HOLDINGS TRUS						
GRANTEE: COLUMBIA FLORIDA HO						
1437/568	5/10/2021	QC	U	I	11	100
GRANTOR: HAIGHT TAMATHA TRUSTE						
GRANTEE: FLORIDA HOLDINGS TR						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100
7	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF												13,900			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										
			05/06/2026			MLU									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W68 S27 E36 FOP= S5 E10N5 W10S E32 N27S.											

LAND DESCRIPTION												TOTAL OB/XF												13,900			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	0102	C	SFR/MH	0		A-1	0.00	0.00	2.18	AC		1.00	1.00	1.00	16,000.00	16,000.00	34,880										

