COMM SW COR OF SE1/4 BEING THE P
295.16, E 295.16 FT, S 295.16 FT
POB. (AKA PARCEL #7)

TAYLOR CLYDE/TAYLOR FRANCES J
11803 HIGH PLAINS DR E
JACKSONVILLE, FL 32218

2027

23-2S-15-00069-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 03

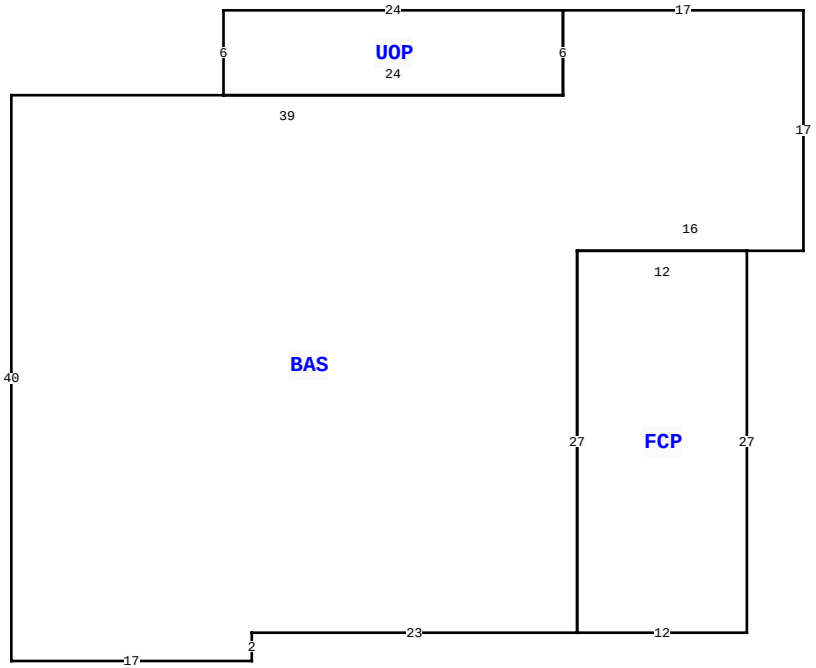
NEIGHBORHOOD/LOC 23215.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,832	100		1,832	85,416
FCP	324	25		81	3,777
UOP	144	20		29	1,352
TOTALS	2,300			1,942	90,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,942	65.2131	71.73	139,300	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1832 HX Base Yr



607 NW LESTER WAY, WELLBORN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	90,545
TOTAL MARKET OB/XF VALUE	1,300
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	113,845
SOH/AGL Deduction	0
ASSESSED VALUE	113,845
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,845
TOTAL JUST VALUE	113,845
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/2709	8/04/2025	QC	U	I	11	100
GRANTOR: HOLTON JUANITA						
GRANTEE: TAYLOR CLYDE						
1546/2631	6/30/2025	QC	U	I	11	100
GRANTOR: SUMNER SADIE						
GRANTEE: TAYLOR CLYDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 UOP= W24 S6 E24 N6$ S6 W39 S40 E17 N2 E23 FCP= E12 N27 W12 S27$ N27 E16 N17$.

LAND DESCRIPTION

TOTAL OB/XF 1,300

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	0100	C	SFR	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,000							

REVIEW DATE 11/04/2022 BY JD Total Acres: 2.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS