COMM SW COR OF SE1/4 & RUN N 922
CONT N 1026.65 FT TO SW R/W OF I
DG E 1471.53 FT ALONG R/W, THENC

JOHNSON VALERIE/WATERS MELANIE
117 QUAIL CREEK CIRCLE
ST JOHNS, FL 32259

2026

23-2S-15-00069-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
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
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	58,998
TOTAL MARKET VALUE	58,998
SOH/AGL Deduction	11,882
ASSESSED VALUE	47,116
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,116
TOTAL JUST VALUE	58,998
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,998

SALE:4:3: JOHNSON. WP

LAND:1:1: IRREGLAR SHAPE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1196/1572	6/14/2010	PR	U	V	19	100
GRANTOR: VALERIE JOHNSON AS PR						
GRANTEE: VALERIE JOHNSON & E						
1196/1570	5/30/2010	QC	U	V	11	100
GRANTOR: AARON J JOHNSON						
GRANTEE: ESTATE OF ANNIE DOR						

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	12.62	AC		1.00	1.00	0.85	5,500.00	4,675.00	58,998							

REVIEW DATE 04/14/2025 BY MLU Total Acres: 12.62 Total Land Value: 58,998 Market: 0 Agricultural: 0 Common: 58,998 PRINTED 03/26/2026 BY SYS