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

**2027**

**23-2S-15-00069-004**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| 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 | 64,362 |
| TOTAL MARKET VALUE | 64,362 |
| SOH/AGL Deduction | 12,534 |
| ASSESSED VALUE | 51,828 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 51,828 |
| TOTAL JUST VALUE | 64,362 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 64,362 |

SALE:4:3: JOHNSON. WP

LAND:1:1: IRREGLAR SHAPE

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
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## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | 6,000.00 | 5,100.00 | 64,362 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 05/12/2026 BY MLU Total Acres: 12.62 Total Land Value: 64,362 Market: 0 Agricultural: 0 Common: 64,362 PRINTED 11/17/2026 BY SYS