

COMM AT SW COR OF SW 1/4 OF NW 1
 FT, N 66 DEG E 823.01 FT TO POB,
 577.04 FT, N 553.05 FT TO WSTRLY

JJR PROPERTY INVESTMENTS LLC
 1415 OHIO AVE N#6142
 LIVE OAK, FL 32064

2026

23-2S-15-00074-105


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 75,300 TOTAL MARKET VALUE 75,300 SOH/AGL Deduction 26,706 ASSESSED VALUE 48,594 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 48,594 TOTAL JUST VALUE 75,300 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 60,240																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1490/78</td> <td>5/04/2023</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>75,500</td> </tr> </tbody> </table> GRANTOR: TAYLOR JARROD J GRANTEE: JJR PROPERTY INVEST										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1490/78	5/04/2023	WD	Q	V	01	75,500
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1490/78	5/04/2023	WD	Q	V	01	75,500																																					
TOTALS EXTRA FEATURES 269 NW JEEP DR, WELLBORN										BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE					05/12/2026 MLU 01/12/2023 SPF																							
L N	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																											
																	BUILDING NOTES																										
																	BUILDING DIMENSIONS																										
LAND DESCRIPTION										TOTAL OB/XF										0																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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					10.04	AC		1.00	1.00	1.00	7,500.00	7,500.00	75,300																										
REVIEW DATE 05/12/2026 BY MLU Total Acres: 10.04 Total Land Value: 75,300 Market: 0 Agricultural: 0 Common: 75,300 PRINTED 06/01/2026 BY SYS																																											