

BEG NE COR OF LOT 8 PARADISE SOU
 E ALONG S LINE OF 60 FT ESMT 455
 S 479.53 FT, W 455.92 TO E LINE

MCKINNEY CAMPBELL MARY
 11351 MANATEE DR
 JACKSONVILLE, FL 32218

2026

24-5S-16-03707-041


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 65,130 TOTAL MARKET VALUE 65,130 SOH/AGL Deduction 10,020 ASSESSED VALUE 55,110 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 55,110 TOTAL JUST VALUE 65,130 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 50,100											
DOR CODE 0000 VACANT																															
MAP NUM MKT AREA 02																															
NEIGHBORHOOD/LOC 24516.020 1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES										246 SW INFINITY PL, LAKE CITY																					
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															
																	BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/06/2026 MLU														
																	SALES DATA														
																	OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1463/1291 3/31/2022 WD U V 31 30,000 GRANTOR: BAR D RANCH PARTNERSH GRANTEE: MCKINNEY CAMPBELL M 1395/0120 9/19/2019 WD U V 37 25,000 GRANTOR: BARBARA LAMBRIX GRANTEE: BAR D RANCH PARTNER														
																	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	DPTH 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		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130														
REVIEW DATE 05/06/2026 BY MLU Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 05/12/2026 BY SYS																															