

COMM NW COR OF SEC, RUN E 133.97
 US-441 FOR POB, CONT E 1183.70 F
 W 936.76 FT TO E R/W US-441 NW A

ARAUJO THIAGO OLIVEIRA/ARAUJO MARIANA DE TORRES
 12503 CHICORA LN
 JACKSONVILLE, FL 32258

2026

28-1S-17-04576-005


| 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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 72,000 TOTAL MARKET VALUE 72,000 SOH/AGL Deduction 0 ASSESSED VALUE 72,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 72,000 TOTAL JUST VALUE 72,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 90,000 SALE:1:1: 20 AC @ \$750/AC. MKT=\$650/AC. | | | | | | | | | | | | | |
| DOR CODE | | 9900 NON AG ACREAGE | | | | | | | | | | | | | | | | | | PERMIT NUM | | | | DESCRIPTION | | | | AMT | | ISSUED | | | | | |
| MAP NUM | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NEIGHBORHOOD/LOC | | 28117.00 1.00/ | | | | | | | | | | | | | | | | | | SALES DATA | | | | | | | | | | | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE | | | | | | | | | | | | | | | OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | 1556/1244 | 12/15/2025 | WD | Q | V | 01 | 80,000 | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | GRANTOR: STAFFORD JAMES E | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | GRANTEE: ARAUJO THIAGO OLIVE | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | 0672/0140 | 12/29/1988 | WD | Q | V | | 15,000 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | GRANTOR: SIRMANS VERENDA | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | GRANTEE: STAFFORD JAMES | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | | | | | | | | | | | BLD DATE | | | | LGL DATE | | | | 04/14/2025 | | | | MLU | |
| EXTRA FEATURES | | | | | | | | | | | | | | | | | | | | | | XF DATE | | | | | | | | | | | | | |
| INC DATE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | 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 | 9900 | C | AC NON-AG | 0 | | | | | 20.00 | AC | | 1.00 | 1.00 | 0.80 | 4,500.00 | 3,600.00 | 72,000 | | | | | | | | | | | | | | | | | | |
| REVIEW DATE 02/13/2026 BY TP Total Acres: 20.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 03/24/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |