LOTS 41, 42, 47 & 48 BAYA SURVEY
BEG NE COR LOT 49, RUN W 50 FT,
FT, N 100 FT TO POB.

ANTONIO BATISTA GOMEZ ANDRES/FERMIN BATISTA LOPEZ
931 BULLS BAY HIGHWAY
JACKSONVILLE, FL 32220

2026

28-3S-17-05702-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	28317.020 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

1430 NE BASCOM NORRIS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,500
TOTAL LAND VALUE - MARKET	18,650
TOTAL MARKET VALUE	29,150
SOH/AGL Deduction	0
ASSESSED VALUE	29,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,150
TOTAL JUST VALUE	29,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	29,150

SALE:1:1: SALVAGE YARD, PERSONAL PROP INCL

SALE:6:1: INCLUDED PERSONAL PROPERTY.

SALE:5:1: INCLUDED PERSONAL PROPERTY

SALE:4:1: ASSUMED FORMER MORTGAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/1811	8/31/2022	WD	U	I	37	175,000
GRANTOR: SAPP SALVAGE LLC						
GRANTEE: ANTONIO BATISTA GOM						
1405/0866	1/31/2020	WD	U	I	37	75,000
GRANTOR: RANDOLPH J HORTON						
GRANTEE: SAPP SALVAGE LLC						

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
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	5,500	
4	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 10,500

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	9901	C	AC/XFOB	0			0.00	0.00	4,700.00	SF		1.00	1.00	1.00	0.50	0.50	2,350							
2	2727	C	JUNK YARD	0			0.00	0.00	130,400.00	SF		1.00	1.00	0.25	0.50	0.13	16,300							

REVIEW DATE 11/02/2022 BY ME Total Acres: 3.10 Total Land Value: 18,650 Market: 0 Agricultural: 0 Common: 18,650 PRINTED 06/23/2026 BY SYS