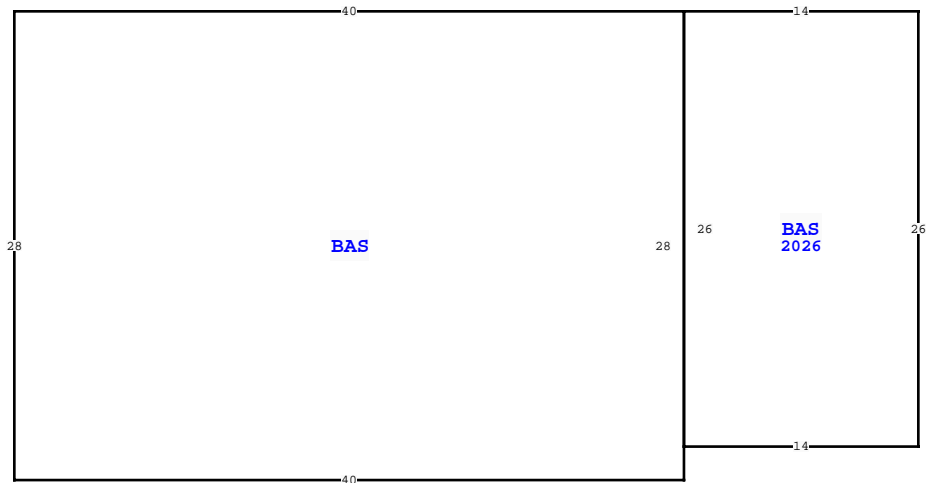




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	09	PINE WOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	29117.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,120	100	
BAS	364	100	2026
TOTALS	1,484		1,484 70,011

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2022									Heated Area: 1484 HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			70,011
TOTAL MARKET OB/XF VALUE			69,487
TOTAL LAND VALUE - MARKET			228,130
TOTAL MARKET VALUE			183,912
SOH/AGL Deduction			0
ASSESSED VALUE			183,912
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			183,912
TOTAL JUST VALUE			367,628
NCON VALUE			58,496
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			345,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050641	Additions	124,400	08/23/2024
22437	STORAGE	192	11/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1493/1393	6/01/2023	WD	U	V	31	6,900
GRANTOR: THOMAS TRAVIS N						
GRANTEE: ES FRANKLIN LLC						
1454/191	12/01/2021	WD	U	I	11	100
GRANTOR: D PROPERTIES LLC						
GRANTEE: ES FRANKLIN LLC						

EXTRA FEATURES																
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
1	0285	SALVAGE	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0210	GARAGE U	0	0	30	40	UT	20.00	20.00	100	2004	2004	3	100	24,000	
3	0264	PRCH, FSP	0	0	0	0	UT	0.00	0.00	100	2015	2015	3	100	1,600	
4	0169	FENCE/WOOD	0	0	0	0	UT	0.00	0.00	100	2015	2015	3	100	100	
5	0280	POOL R/CON	0	0	16	32	UT	70.00	70.00	100	2026	2025		98	35,123	
6	0080	DECKING	0	0	0	0	UT	8.00	8.00	100	2026	2025		100	7,664	
TOTALS														69,487		

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0			0.00	0.00	5.72	AC		1.00	1.00	1.00	3,500.00	3,500.00	20,020							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	36.86	AC		1.00	1.00	1.00	445.00	445.00	16,403							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	12.60	AC		1.00	1.00	1.00	281.00	281.00	3,541							
4	5500	A	TIMBER 2	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	445.00	445.00	4,450							
5	9910	M	MKT. VAL. AG	0					36.86	AC		1.00	1.00	1.00	3,500.00	3,500.00	129,010							
6	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	12.60	AC		1.00	1.00	1.00	3,500.00	3,500.00	44,100							

THAT PART OF SW1/4 OF SE1/4 AS L
 SPRADLEY RD & NW1/4 OF SE1/4 & E
 IN WD 1493-1391 & THAT PART OF T

ES FRANKLIN LLC
 676 PONTE VEDRA BLVD
 PONTE VEDRA, FL 32082

2026

29-1S-17-04597-000



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 70,011 TOTAL MARKET OB/XF VALUE 69,487 TOTAL LAND VALUE - MARKET 228,130 TOTAL MARKET VALUE 183,912 SOH/AGL Deduction 0 ASSESSED VALUE 183,912 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 183,912 TOTAL JUST VALUE 367,628 NCON VALUE 58,496 INCOME VALUE PREVIOUS YEAR MKT VALUE 345,948											
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1493/1393 6/01/2023 WD U V 31 6,900 GRANTOR: THOMAS TRAVIS N GRANTEE: ES FRANKLIN LLC 1454/191 12/01/2021 WD U I 11 100 GRANTOR: D PROPERTIES LLC GRANTEE: ES FRANKLIN LLC											
																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/11/2025 MLU											
EXTRA FEATURES										ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES														
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															
																	TOTALS														
																	TOTAL OB/XF 0														
LAND DESCRIPTION										TOTAL OB/XF																					
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							
7	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	35,000														