N1/2 & N1/2 OF S1/2 & SE1/4 OF S
E OF SR-247 & S OF CR-242. EX 35
KELLICHE ESTATES S/D & EX 4.08 A

STOKES E CHESTER JR/STOKES LYNDA F
2215 3RD ST S STE 203
JACKSONVILLE BEACH, FL 32250-4054

2027

29-4S-16-03236-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	29416.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	563,760
TOTAL MARKET VALUE	54,910
SOH/AGL Deduction	0
ASSESSED VALUE	54,910
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,910
TOTAL JUST VALUE	563,760
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	563,760

LAND:4:1: FRONTAGE ON SR-247. (WP)

SALE:1:1: 273.50 AC @ 1226 PER ACRE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1137/0990	9/06/2007	QC	Q	V	01	100
GRANTOR: E CHESTER STOKES JR						
GRANTEE: E CHESTER STOKES JR						
0690/0314	6/29/1989	WD	Q	V		335,400
GRANTOR: CHAMPION REALTY						
GRANTEE: STOKES CHESTER						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	123.28	AC		1.00	1.00	1.00	445.00	445.00	54,860							
2	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	25.00	25.00	50							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	125.28	AC		1.00	1.00	1.00	4,500.00	4,500.00	563,760							

REVIEW DATE 06/04/2025 BY JB Total Acres: 125.28 Total Land Value: 54,910 Market: 563,760 Agricultural: 54,910 Common: 0 PRINTED 11/16/2026 BY SYS