LOT 6 FAIRFIELD ESTATES S/D.
863-1408, 1147-949, PR 1244-825,

POPE STANLEY/RABSATT-POPE BEVERLY
5415 EMERALD REEF COURT
JACKSONVILLE, FL 32277

**2026**

**30-3S-16-02398-306**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 30316.010 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

649 NW NOEGEL RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/22/2026 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 60,000 |
| TOTAL MARKET VALUE | 60,000 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 60,000 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 60,000 |
| TOTAL JUST VALUE | 60,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 55,000 |

SALE:1:1: INCL RE 02398-205, BOWDOIN ONE OF TRUSTE

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000050356 | New Residential C | 500,000 | 02/23/2026 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1417/1653 | 8/19/2020 | WD | Q | V | 01 | 43,000 |
| GRANTOR: JOHN MICHAEL BOWDOIN | | | | | | |
| GRANTEE: STANLEY POPE & BEVE | | | | | | |
| 1260/1787 | 8/28/2013 | WD | U | V | 30 | 100 |
| GRANTOR: ANNA CAROLY CHEEK SUC | | | | | | |
| GRANTEE: JOHN MICHAEL BOWDOI | | | | | | |

### 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 | 0000 | C | VAC RES | 0 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 60,000.00 | 60,000.00 | 60,000 | | | | | | | |

REVIEW DATE 04/22/2026 BY MLU Total Acres: 5.01 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 05/08/2026 BY SYS