

COMM NW COR OF NW1/4, RUN S 43.7
 TO S R/W CR-242 FOR POB, RUN E 3
 S 420 FT, W 315 FT, N 420 FT TO

BADU-TWENEBOAH KRISTOF
 1868 CROSSPOINTE WAY
 ST AUGUSTINE, FL 32092

2026

30-4S-16-03245-001


| 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 42,000 TOTAL MARKET VALUE 42,000 SOH/AGL Deduction 4,067 ASSESSED VALUE 37,933 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 37,933 TOTAL JUST VALUE 42,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 42,000 | | | | | | | | | |
| DOR CODE 0000 VACANT | | | | | | | | | | | | | | | | | | | | PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE Q U V I RSN CD SALE PRICE 1330/0296 1/31/2017 WD U V 30 0 GRANTOR: ESTELLA MAE RENTZ CRA GRANTEE: KRISTOF BADU-TWENEB | | | | | | | | | | | |
| MAP NUM MKT AREA 02 | | | | | | | | | | | | | | | | | | | | BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/06/2026 MLU | | | | | | | | | | | |
| NEIGHBORHOOD/LOC 30416.00 1.00/ | | | | | | | | | | | | | | | | | | | | BUILDING NOTES BUILDING DIMENSIONS | | | | | | | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | |
| 1 | 0000 | C | VAC RES | 0 | | A-1 | 0.00 | 0.00 | 3.00 | AC | | 1.00 | 1.00 | 1.00 | 14,000.00 | 14,000.00 | 42,000 | | | | | | | | | | | | | | |
| REVIEW DATE 05/06/2026 BY MLU | | | | | | | | | | Total Acres: 3.00 Total Land Value: 42,000 | | | | | | | | | | Market: 0 Agricultural: 0 Common: 42,000 PRINTED 06/22/2026 BY SYS | | | | | | | | | | | |