(LOT 10 SANTUCKNEE EST UNR) COMM
SW1/4, RUN N ALONG E LINE 683.47
648.40 FT FOR POB, RUN W 656.50

DAVIS RYAN MATTHEW/DAVIS CHRISTINA MARIE
312 HARVARD RD
ST AUGUSTINE, FL 32086

2027

30-6S-16-04001-110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30616.00	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

268 SW LUKE PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	7,000
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	117,110
SOH/AGL Deduction	0
ASSESSED VALUE	117,110
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,110
TOTAL JUST VALUE	117,110
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056827	Electrical Servic		10/21/2026
22144	M H	304	07/28/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/1456	9/21/2026	WD	Q	I	01	138,000
GRANTOR: ECCLESTON KATHLEEN VI						
GRANTEE: DAVIS RYAN MATTHEW						
1502/154	10/26/2023	QC	U	I	11	100
GRANTOR: SCOTT RONALD W						
GRANTEE: ECCLESTON KATHLEEN						

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 10/02/2026 BY ME Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS