LOT 49 SANTA FE RIVER PLANTATION
OF LOT 38.

ELKINS JAMES FRANK
85194 AIRPLANE
YULEE, FL 32097

2027

30-7S-17-10058-639

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30717.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

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

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	05/14/2026 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	0
TOTAL LAND VALUE - MARKET	34,500
TOTAL MARKET VALUE	34,500
SOH/AGL Deduction	0
ASSESSED VALUE	34,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,500
TOTAL JUST VALUE	34,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	34,500

SALE:1:1: LOT 49 SANTA FE RIVER PLANTATIONS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1221/0605	9/07/2011	WD	U	V	11	100
GRANTOR: ALMA MOEGENBERG						
GRANTEE: ALMA MOEGENBERG & J						
0764/0837	8/26/1992	WD	Q	V		7,000
GRANTOR: HOWARD O'STEEN						
GRANTEE: ALMA MOEGENBERG						

BUILDING NOTES

BUILDING DIMENSIONS

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		00	0.00	0.00	1.50	AC		1.00	1.00	1.00	23,000.00	23,000.00	34,500							

REVIEW DATE 05/14/2026 BY MLU Total Acres: 1.50 Total Land Value: 34,500 Market: 0 Agricultural: 0 Common: 34,500 PRINTED 11/17/2026 BY SYS