COMM AT INTERS OF N LINE OF S1/2
AND W R/W OF US HWY 441, RUN SE
1122.33 FT, RUN SW 871.22 FT, SE

JASON MICHAEL COLEY LLC
6292 8TH ST
VERO BEACH, FL 32968

2027

31-1N-17-04460-106

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	900117.00	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

423 NW BRIGHT LAKE CT, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	36,540
TOTAL LAND VALUE - MARKET	120,060
TOTAL MARKET VALUE	156,600
SOH/AGL Deduction	0
ASSESSED VALUE	156,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,600
TOTAL JUST VALUE	156,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/2575	10/21/2021	WD	Q	I	01	310,000
GRANTOR: JOHNSON RICK P						
GRANTEE: JASON MICHAEL COLEY						
1199/0171	5/28/2010	WD	Q	V	01	80,000
GRANTOR: PAUL & PATRICIA BRYAN						
GRANTEE: RICK & CAROL JOHNSO						

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	0296	SHED METAL	0	0	16	28	448.00	UT	10.00	10.00	100	2010	2010	3	100	4,480	
2	0060	CARPORT F	0	0	18	20	360.00	UT	3.50	3.50	100	2010	2010	3	100	1,260	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0294	SHED WOOD/	0	0	12	20	240.00	UT	10.00	10.00	100	2010	2010	3	100	2,400	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0294	SHED WOOD/	0	0	14	16	224.00	UT	10.00	10.00	100	2010	2010	3	100	2,240	
7	0263	PRCH,USP	0	0	10	28	280.00	UT	15.00	15.00	100	2010	2010	3	100	4,200	
8	0294	SHED WOOD/	0	0	12	28	336.00	UT	10.00	10.00	100	2010	2010	3	100	3,360	
9	0070	CARPORT UF	0	0	18	30	1.00	UT	2,700.00	2,700.00	100	2023	2022		100	2,700	
10	0296	SHED METAL	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

TOTAL OB/XF 31,640

LAND DESCRIPTION

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	9901	C	AC/XFOB	0			0.00	0.00	40.02	AC		1.00	1.00	1.00	3,000.00	3,000.00	120,060							

REVIEW DATE 06/02/2022 BY JB Total Acres: 40.02 Total Land Value: 120,060 Market: 0 Agricultural: 0 Common: 120,060 PRINTED 11/17/2026 BY SYS

COMM AT INTERS OF N LINE OF S1/2 AND W R/W OF US HWY 441, RUN SE 1122.33 FT, RUN SW 871.22 FT, SE

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TOTALS					

MARKET ADJUSTMENTS

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423 NW BRIGHT LAKE CT, WHITE SPRINGS

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XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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SALES DATA

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GRANTEE: RICK & CAROL JOHNSO						

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
11	0040	BARN,POLE	0	0	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	
12	0296	SHED METAL	0	0	0	0	1.00	UT	4,500.00	4,500.00	100	2023	2022		100	4,500	

LAND DESCRIPTION

TOTAL OB/XF 4,900

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

REVIEW DATE 06/02/2022 BY JB Total Acres: 40.02 Total Land Value: 120,060 Market: 0 Agricultural: 0 Common: 120,060 PRINTED 11/17/2026 BY SYS