

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

2026

31-1N-17-04460-106



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																					
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 36,540 <b>TOTAL LAND VALUE - MARKET</b> 120,060 <b>TOTAL MARKET VALUE</b> 156,600 SOH/AGL Deduction 1,949 <b>ASSESSED VALUE</b> 154,651 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 154,651 <b>TOTAL JUST VALUE</b> 156,600 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 140,592																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1450/2575</td> <td>10/21/2021</td> <td>WD</td> <td>Q</td> <td>I</td> <td>01</td> <td>310,000</td> </tr> </tbody> </table> 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										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
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																																					
																				<b>BUILDING NOTES</b>   																							
																				<b>BUILDING DIMENSIONS</b>   																							
<b>EXTRA FEATURES</b> 423 NW BRIGHT LAKE CT, WHITE SPRINGS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE																							
<b>TOTALS</b>																																											
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																										
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																											
<b>LAND DESCRIPTION</b>										<b>TOTAL OB/XF</b>										31,640																							
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	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																										
<b>REVIEW DATE</b> 06/02/2022 <b>BY</b> JB    Total Acres: 40.02    Total Land Value: 120,060    Market: 0    Agricultural: 0    Common: 120,060 <b>PRINTED 06/08/2026 BY SYS</b>																																											

