THAT PART OF TRACT 2, J M CARTER
696-771, 720-692, 904-492, QC 13

NOWICKI REBECCA CARTER
1873 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

2027

31-2N-17-04379-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	900217.00 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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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		125,424
TOTAL MARKET VALUE		3,350
SOH/AGL Deduction		0
ASSESSED VALUE		3,350
TOTAL EXEMPTION VALUE	CE	3,350
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		125,424
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,424

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/812	9/11/2024	QC	U	V	11	100
GRANTOR: CARTER SARA JANE						
GRANTEE: NOWICKI REBECCA CAR						
1355/0228	3/06/2018	QC	U	V	11	100
GRANTOR: REBECCA CARTER NOWICK						
GRANTEE: SARA JANE CARTER						

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

TOTAL OB/XF 0

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	5997	A	RIVERS/BAYS/	0			0.00	0.00	134.00	AC		1.00	1.00	1.00	25.00	25.00	3,350							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	134.00	AC		1.00	1.00	1.00	936.00	936.00	125,424							

REVIEW DATE 08/03/2015 BY DF Total Acres: 134.00 Total Land Value: 3,350 Market: 125,424 Agricultural: 3,350 Common: 0 PRINTED 11/17/2026 BY SYS