**LOT 2 FALLING CREEK FARMS UNR:**
ALSO DESC AS: COMM SW COR OF SW1
SEC, N 120.87 FT, S 31 W 131.51

**ROGERS RAY/ROGERS RENEE**
10812 OLD PLANK RD
JACKSONVILLE, FL 32220

**2027**

**31-2S-17-04804-102**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 5500 | TIMBERLAND 80-89 | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 30217.01 | 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 | 05/12/2026 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 | 93,680 |
| TOTAL MARKET VALUE | 25,685 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 25,685 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 25,685 |
| TOTAL JUST VALUE | 93,680 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 93,680 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000051966 | Right-of-Way Acce | | 01/03/2025 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1530/1106 | 12/27/2024 | WD | Q | V | 01 | 117,000 |

GRANTOR: RAYDIENT LLC

GRANTEE: ROGERS RAY

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |
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## 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 | | | | | 2.71 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 21,680 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | | | | 9.00 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 4,005 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | | | | 9.00 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 72,000 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 05/12/2026 BY MLU Total Acres: 11.71 Total Land Value: 25,685 Market: 72,000 Agricultural: 4,005 Common: 21,680 PRINTED 11/17/2026 BY SYS