

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

2026

31-2S-17-04804-102



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																																																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 93,680 TOTAL MARKET VALUE 93,680 SOH/AGL Deduction 9,953 ASSESSED VALUE 83,727 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 83,727 TOTAL JUST VALUE 93,680 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 76,115																																																							
																				PERMIT NUM 000051966 DESCRIPTION Right-of-Way Acce AMT ISSUED 01/03/2025																																																							
																				SALES DATA <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>1530/1106</td> <td>12/27/2024</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>117,000</td> </tr> </tbody> </table> GRANTOR: RAYDIENT LLC GRANTEE: ROGERS RAY										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																																
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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																																																											
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REVIEW DATE 05/12/2026 BY MLU Total Acres: 11.71 Total Land Value: 93,680 Market: 0 Agricultural: 0 Common: 93,680 PRINTED 05/29/2026 BY SYS																																																																											