LOT 11 FALLING CREEK FARMS UNR:
ALSO DESC AS: COMM SW COR OF SEC
E 561.80 FT TO POB, N 1355.97 FT

COX GERALD
2800 N 6TH ST
ST. AUGUSTINE, FL 32084

2027

31-2S-17-04804-111

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
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					

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1270 NW JOSPEHINE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 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	110,943
TOTAL MARKET VALUE	110,943
SOH/AGL Deduction	0
ASSESSED VALUE	110,943
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,943
TOTAL JUST VALUE	110,943
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053183	Right-of-Way Acce		05/20/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/2184	2/06/2025	WD	Q	V	01	141,500

GRANTOR: RAYDIENT LLC

GRANTEE: COX GERALD

BUILDING NOTES

BUILDING DIMENSIONS

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	9900	C	AC NON-AG	0					17.61	AC		1.00	1.00	0.90	7,000.00	6,300.00	110,943							

REVIEW DATE 05/18/2026 BY MLU Total Acres: 17.61 Total Land Value: 110,943 Market: 0 Agricultural: 0 Common: 110,943 PRINTED 11/17/2026 BY SYS