

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

2026

31-2S-17-04804-111


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 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 95,094																	
DOR CODE		9900 NON AG ACREAGE																				PERMIT NUM 000053183				DESCRIPTION Right-of-Way Acce				AMT 05/20/2025				ISSUED			
MAP NUM		30217.01 1.00/																				SALES DATA OFF RECORD Number: 1532/2184 DATE: 2/06/2025 TYPE INST: WD Q V RSN CD: 01 SALE PRICE: 141,500															
NEIGHBORHOOD/LOC		30217.01 1.00/																				GRANTOR: RAYDIENT LLC GRANTEE: COX GERALD															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															BUILDING NOTES																	
TOTALS 1270 NW JOSEPHINE ST, LAKE CITY BLD DATE: XF DATE: INC DATE: LGL DATE: LAND DATE: AG DATE: 05/18/2026 MLU																																					
EXTRA FEATURES																																					
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	BUILDING DIMENSIONS																				
																	TOTAL OB/XF 0																				
LAND DESCRIPTION																	TOTAL OB/XF 0																				
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	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 05/29/2026 BY SYS																																					