

COMM NE COR OF LOT 10, RUN S 76  
 RUN W 137.36 FT, S 82.46 FT, N 7  
 135.54 TO E R/W THENCE N 64 FT

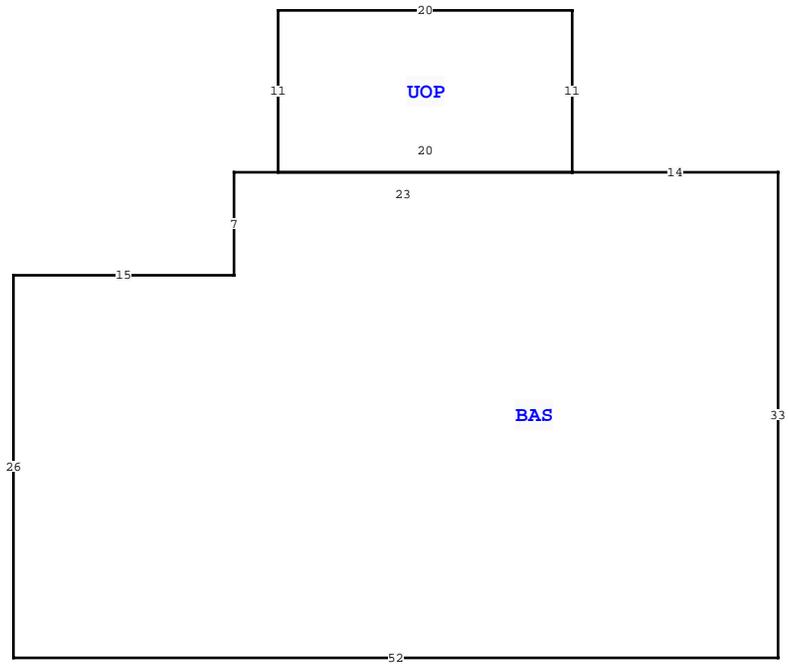
RBG-DC LLC  
 1850 COLWOOD CT  
 JACKSONVILLE, FL 32217

**2026**

31-3S-17-06098-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	09	PINE WOOD	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		0	100
Bathrooms		0	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	1700 OFFICE BLD 1STY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,611	100	
UOP	220	20	
TOTALS	1,831		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE LOW	0%	- 0									Heated Area: 1611 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			43,328
TOTAL MARKET OB/XF VALUE			2,600
TOTAL LAND VALUE - MARKET			25,453
TOTAL MARKET VALUE			71,381
SOH/AGL Deduction			0
ASSESSED VALUE			71,381
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			71,381
TOTAL JUST VALUE			71,381
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			70,239
SALE:1:1: DAY-CARE SCHOOL ON BURK STREET			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1104/0202	11/28/2006	WD	Q	I	01	100
GRANTOR: BEDOYA						
GRANTEE: RBG-DC LLC						
0804/1314	4/24/1995	WD	Q	I		43,500
GRANTOR: IVAN A & DEBBIE LOPEZ						
GRANTEE: RICARDO & PATRICIA						

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
1	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
3	0296	SHED METAL	0	0	8	1.00	UT	0.00	0.00	100	2003	2003	3	100	200	
4	0296	SHED METAL	0	0	10	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	

TOTAL OB/XF													
2,600													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1700	C	1STORY OFF	0		CG	64.00	136.00	10,181.30	SF		1.00	1.00	1.00	2.50	2.50	25,453							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W14 UOP= N11 W20 S11 E20\$ W23 S7 W15 S26 E52 N33\$.													