COMM NE COR OF SEC, S 2203.66 FT
R/W OF US-90, W ALONG S R/W 521.
813.84 FT TO N R/W OF SPUR TRACK

NORTH FLORIDA INDUSTRIAL RAILROAD, LLC
245 N RIVERSIDE AVE, STE 250
JACKSONVILLE, FL 32202

2026

31-3S-18-10332-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4000	VACANT INDUSTRIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00	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	12/08/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,214,100
TOTAL MARKET VALUE	1,214,100
SOH/AGL Deduction	0
ASSESSED VALUE	1,214,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,214,100
TOTAL JUST VALUE	1,214,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,214,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1533/559	2/10/2025	WD	U	V	18	1,600,000
GRANTOR: COLUMBIA COUNTY, FLOR						
GRANTEE: NORTH FLORIDA INDUS						
1532/549	1/23/2025	WD	U	V	11	100
GRANTOR: WEYERHAEUSER NR COMPA						
GRANTEE: COLUMBIA COUNTY, FL						

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

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	4000	C	VAC INDUSTRI	0					31.95	AC		1.00	1.00	1.00	38,000.00	38,000.00	1,214,100							

REVIEW DATE 05/07/2025 BY TP Total Acres: 31.95 Total Land Value: 1,214,100 Market: 0 Agricultural: 0 Common: 1,214,100 PRINTED 05/12/2026 BY SYS