

COMM SW COR OF NE1/4, RUN N 773.
FOR POB, RUN E 869.21 FT, N 254.
FT, S 254.02 FT TO POB.

O'NEAL JASON
6970 SW 40TH ST, MILINE APT 129
MIAMI, FL 33155

2026

31-4S-17-08915-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	11	CLAY TILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	31417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,405	100	
FEP	504	80	
PTO	100	5	
UCP	780	20	
UOP	60	20	
TOTALS	2,849		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,981	123.2748	140.53	278,390	1979	1989	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 1405 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		180,954	
TOTAL MARKET OB/XF VALUE		2,900	
TOTAL LAND VALUE - MARKET		60,840	
TOTAL MARKET VALUE		244,694	
SOH/AGL Deduction		0	
ASSESSED VALUE		244,694	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		244,694	
TOTAL JUST VALUE		244,694	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		236,456	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051867	Electrical Servic	0	12/17/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1535/1909	9/12/2024	QC	U	I	11	100

GRANTOR: O'NEAL MEGHAN
GRANTEE: O'NEAL JASON

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1444/2029	8/11/2021	QC	U	I	11	100

GRANTOR: O'NEAL MEGHAN
GRANTEE: O'NEAL JASON

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/22/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W16 PTO= N10 W10 S10 E10\$ W35 S27 FEP= W1 S4 UOP= W10	
UCP= N20 W30 S26 E30 N6\$ S6 E10 N6\$ S17 E24 N21 W23\$ E23 S1 E28 N28\$.	

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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	0	15	300.00	UT	2.00	2.00	100	0	0	3	100	600	
3	0296	SHED METAL	0	0	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0120	CLFENCE 4	0	0	0	200.00	UT	4.50	4.50	100	1994	1994	3	100	900	

LAND DESCRIPTION												TOTAL OB/XF												
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	0100	C	SFR	0		A-1	0.00	0.00	5.07	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,840							