

LOT 8 PINE HAVEN S/D.
803-1574, 839-706, WD 1295-815,

COLUMBIA FLORIDA HOLDINGS TRUST
10211 OLD PLANK RD
JACKSONVILLE, FL 32220

2026

31-5S-16-03744-108


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 8,200 TOTAL LAND VALUE - MARKET 55,000 TOTAL MARKET VALUE 63,200 SOH/AGL Deduction 0 ASSESSED VALUE 63,200 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 63,200 TOTAL JUST VALUE 63,200 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 63,200																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 12334 M H 125 02/28/1997																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1561/2087</td> <td>2/25/2026</td> <td>QC</td> <td>U</td> <td>I</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: FLORIDA HOLDINGS TRUS GRANTEE: COLUMBIA FLORIDA HO 1510/1214 3/15/2024 WD U I 11 100 GRANTOR: DAVIS TODD GARRETT GRANTEE: FLORIDA HOLDINGS TR										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1561/2087	2/25/2026	QC	U	I	11	100
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TOTALS EXTRA FEATURES										581 SW GRAPE ST, LAKE CITY <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/07/2025</td> <td>MLU</td> </tr> </tbody> </table>										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/07/2025	MLU												
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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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800																											
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400																											
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																											
LAND DESCRIPTION TOTAL OB/XF 8,200																																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000																										
REVIEW DATE 11/20/2019 BY BC Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 03/27/2026 BY SYS																																											