(AKA LOT 10 PINE ACRES UNREC). C
OF NW1/4, RUN N 1221.58 FT TO E'
ICHETUCKNEE RD, BEING A PT OF A

JACKSON JENNIFER L/JACKSON KRISTOPHER M
515 BAY STREET
GREEN COVE SPRINGS, FL 32043

**2026**

**31-5S-16-03744-310**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 31516.030 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

1381 SW FAULKNER DR, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 7,000 |
| TOTAL LAND VALUE - MARKET | 114,510 |
| TOTAL MARKET VALUE | 121,510 |
| SOH/AGL Deduction | 5,025 |
| ASSESSED VALUE | 116,485 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 116,485 |
| TOTAL JUST VALUE | 121,510 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 105,895 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000052519 | Electrical Servic | 0 | 03/06/2025 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1528/832 | 11/22/2024 | WD | Q | I | 01 | 118,000 |
| GRANTOR: RXD PROPERTIED LLC | | | | | | |
| GRANTEE: JACKSON JENNIFER L | | | | | | |
| 1508/1890 | 2/20/2024 | WD | U | I | 37 | 76,000 |
| GRANTOR: COLLINS JOSEPH CRAIG | | | | | | |
| GRANTEE: RXD PROPERTIED LLC | | | | | | |

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 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 7,000

| 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 | 0000 | C | VAC RES | 0 | | A-1 | 0.00 | 0.00 | 10.41 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 114,510 | | | | | | | |

REVIEW DATE 04/29/2026 BY robin Total Acres: 10.41 Total Land Value: 114,510 Market: 0 Agricultural: 0 Common: 114,510 PRINTED 05/12/2026 BY SYS