

NE1/4 OF NE1/4 LYING E OF GRD RD  
 OF NE1/4 EX BEG NW COR OF SW1/4  
 RUN S 408.3 FT, E 127 FT, E 408.

JUANEHIXON4, LLC  
 4919 APACHE AVE  
 JACKSONVILLE, FL 32210

2026

32-6S-17-09826-001



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									
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 870,250 <b>TOTAL MARKET VALUE</b> 77,452 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 77,452 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 77,452 <b>TOTAL JUST VALUE</b> 870,250 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 783,225											
DOR CODE		5500																		TIMBERLAND 80-89											
MAP NUM																				02											
NEIGHBORHOOD/LOC		32617.00																		1.00/											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																				BLD DATE		LGL DATE	05/07/2026	MLU							
EXTRA FEATURES																				XF DATE		LAND DATE									
																				INC DATE		AG DATE									
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															
																	TOTAL OB/XF				0										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	174.05	AC		1.00	1.00	1.00	445.00	445.00	77,452														
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	174.05	AC		1.00	1.00	1.00	5,000.00	5,000.00	870,250														
REVIEW DATE 05/07/2026 BY MLU Total Acres: 174.05 Total Land Value: 77,452 Market: 870,250 Agricultural: 77,452 Common: 0 PRINTED 06/10/2026 BY SYS																															

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1525/755	10/16/2024	QC	U	I	11	100			
GRANTOR: HIXON ELAINE									
GRANTEE: JUANEHIX4, LLC									
1512/2058	4/18/2024	QC	U	I	11	100			
GRANTOR: HIXON J. ELAINE									
GRANTEE: JUANEHIXON4, LLC									

BUILDING NOTES									
BUILDING DIMENSIONS									