LOT 8 BLOCK C MELROSE PARK S/D.
537-416, 568-413, 857-355, 862-9

LIVE OAK EARTH LLC
830-13 A1A NORTH, BOX 125
PONTE VEDRA, FL 32082

2027

33-3S-17-06624-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.110	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

1115 SE PEARCE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	8,300
TOTAL MARKET VALUE	8,400
SOH/AGL Deduction	3,715
ASSESSED VALUE	4,685
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,685
TOTAL JUST VALUE	8,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,350

XFOB:2:1: NO RP PAPER ON FILE

XFOB:1:1: AMERICAN MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25-0779	DEMO BUILDING		09/18/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/794	8/05/2026	QC	U	I	11	100
GRANTOR: BRANFORD EARTH, LLC						
GRANTEE: LIVE OAK EARTH LLC						
1574/272	8/03/2026	WD	Q	I	01	22,000
GRANTOR: MOORE STEVEN						
GRANTEE: BRANFORD EARTH, 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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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	0700	C	MISC RES	0		RSF/MH	50.00	105.00	1.00	LT		1.00	1.00	1.00	8,300.00	8,300.00	8,300							

REVIEW DATE 11/03/2026 BY TP — Total Acres: 0.12 — Total Land Value: 8,300 — Market: 0 — Agricultural: 0 — Common: 8,300 — PRINTED 11/17/2026 BY SYS