

BEG AT NW COR OF NE1/4 OF SW1/4,  
 FT, S 556.37 FT, W 1170.90 FT, N  
 POB & COMM AT NE COR OF NE1/4 OF

FOX HILL PROPERTIES LLC  
 12191 CALIBER CT  
 JACKSONVILLE, FL 32258

**2026**

33-6S-17-09837-004  


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> 3,000 <b>TOTAL LAND VALUE - MARKET</b> 149,130 <b>TOTAL MARKET VALUE</b> 7,656 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 7,656 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 7,656 <b>TOTAL JUST VALUE</b> 152,130 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 152,130																																																										
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>     																																																										
																				<b>SALES DATA</b> <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>1478/2547</td> <td>11/01/2022</td> <td>WD</td> <td>U</td> <td>I</td> <td>11</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: PHILLIPS JOHN R JR</td> </tr> <tr> <td colspan="7">GRANTEE: FOX HILL PROPERTIES</td> </tr> <tr> <td>1273/2525</td> <td>4/23/2014</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>61,600</td> </tr> <tr> <td colspan="7">GRANTOR: MITCHELL &amp; CHRISTAL B</td> </tr> <tr> <td colspan="7">GRANTEE: JOHN R PHILLIPS JR</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1478/2547	11/01/2022	WD	U	I	11	100	GRANTOR: PHILLIPS JOHN R JR							GRANTEE: FOX HILL PROPERTIES							1273/2525	4/23/2014	WD	Q	V	01	61,600	GRANTOR: MITCHELL & CHRISTAL B							GRANTEE: JOHN R PHILLIPS JR						
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TOTALS																				BLD DATE      LGL DATE XF DATE      LAND DATE      05/07/2026      MLU INC DATE      AG DATE																																																										
EXTRA FEATURES																				988 SW OLD LAKE CITY TER, HIGH SPRINGS																																																										
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	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																																																															
LAND DESCRIPTION																				TOTAL OB/XF 3,000																																																										
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	5600	A	TIMBER 3	0					16.57	AC		1.00	1.00	1.00	281.00	281.00	4,656																																																													
2	9910	M	MKT.VAL.AG	0					16.57	AC		1.00	1.00	1.00	9,000.00	9,000.00	149,130																																																													
REVIEW DATE 10/25/2017 BY DF Total Acres: 16.57 Total Land Value: 4,656 Market: 149,130 Agricultural: 4,656 Common: 0 PRINTED 05/12/2026 BY SYS																																																																														