

COMM SE COR OF SE1/4 OF SW1/4, R
E 705.48 FT TO N R/W CR-252 FOR
E 599.31 FT, W 182.81 FT, S 6 DE

FIRST COAST ROAD RANGERS, LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218

2026

34-3S-16-02476-000
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	15	HARDTILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectural	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0111	SFRES/STORE/SHOP	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	96	100	
BAS	1,332	100	
TOTALS	1,428		1,428 120,388

MARKET ADJUSTMENTS																													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																		
0100	01	1,428	115.8000	129.70	185,212	1962	1962	0	0	35.00	65.00																		
1 SINGLE FAM 0% - 2026 Heated Area: 1428 HX Base Yr																													
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		356,385	
TOTAL MARKET OB/XF VALUE		4,765	
TOTAL LAND VALUE - MARKET		55,430	
TOTAL MARKET VALUE		416,580	
SOH/AGL Deduction		0	
ASSESSED VALUE		416,580	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		416,580	
TOTAL JUST VALUE		416,580	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		393,756	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049057	Roof Replacement	7,900	01/19/2024
000048438	Electrical Servic	1,400	10/18/2023
000042696	Electrical Servic	0	09/07/2021
15852	STORAGE	200	08/03/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1535/2646	1/15/2025	WD	U	I	11	100
GRANTOR: EAST BROAD STATION LL						
GRANTEE: FIRST COAST ROAD RA						
1532/1159	1/15/2025	WD	Q	I	01	575,000
GRANTOR: EAST BROAD STATION LL						
GRANTEE: FIRST COAST ROAD RA						

EXTRA FEATURES																	
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	0166	CONC, PAVMT	0	0	0	0	2,008.00	UT	1.50	1.50	100	2000	2000	3	100	3,012	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	500.00	500.00	25	2000	2000	3	25	125	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
4	0041	BARN, MACH	0	0	12	17	204.00	UT	7.00	7.00	100	2018	2018	3	100	1,428	
TOTALS															4,765		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W39 BAS= W12 S8 E12 N8§S8 W12 S20 E51 N28§ .	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0111	C	SFR/COMMERCI	0		00	0.00	0.00	2.41	AC		1.00	1.00	1.00	23,000.00	23,000.00	55,430							

