

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

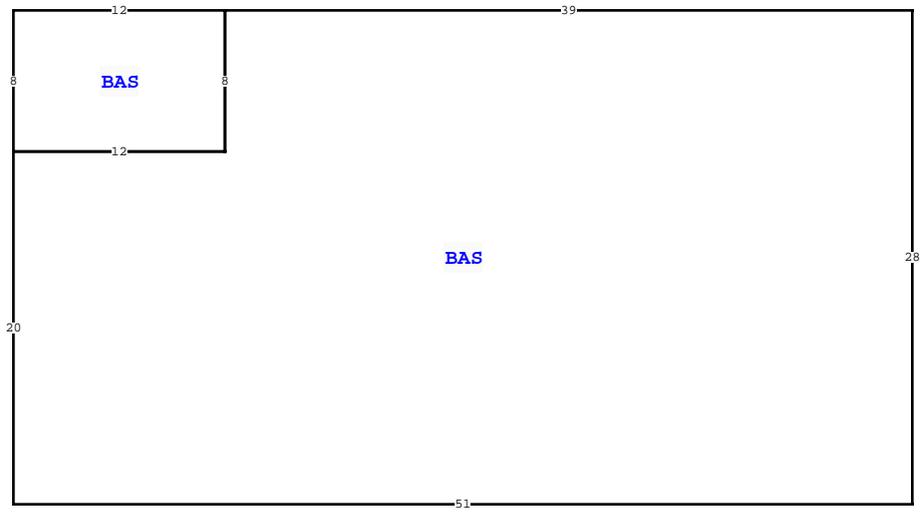
FIRST COAST ROAD RANGERS, LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218

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	
Architectual	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		1,428 122,532

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2026									
			Heated Area: 1428			HX Base Yr						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			370,938
TOTAL MARKET OB/XF VALUE			4,765
TOTAL LAND VALUE - MARKET			51,815
TOTAL MARKET VALUE			427,518
SOH/AGL Deduction			0
ASSESSED VALUE			427,518
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			427,518
TOTAL JUST VALUE			427,518
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
1	0166	CONC, PAVMT	0	0	0	0	2,008.00	UT	1.50	1.50	100	2000
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	500.00	500.00	25	2000
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014
4	0041	BARN, MACH	0	0	12	17	204.00	UT	7.00	7.00	100	2018

TOTAL OB/XF												
4,765												
399 SW DEPUTY J DAVIS LN, LAKE CITY												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												

BUILDING NOTES												

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

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0111	C	SFR/COMMERCI	0		00	0.00	0.00	2.41	AC		1.00

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

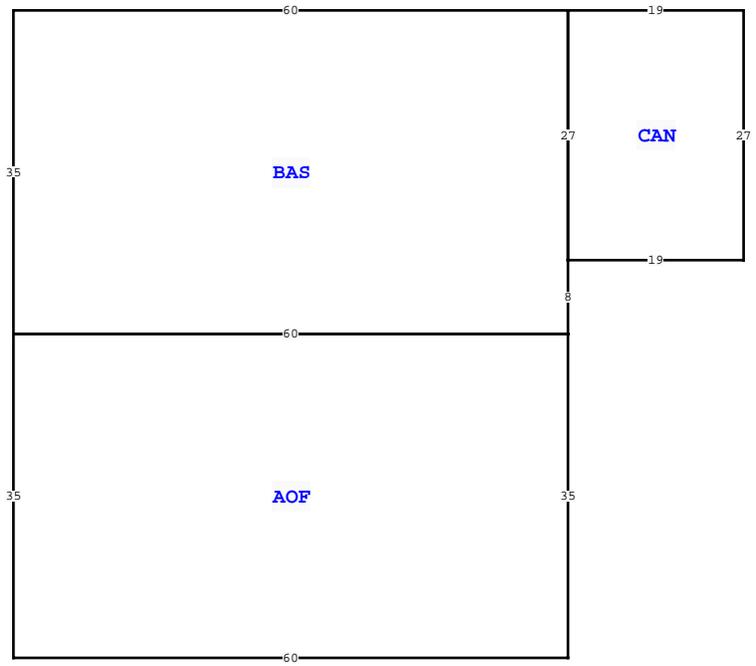
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11461 BOOTE BLVD
JACKSONVILLE, FL 32218

2026

34-3S-16-02476-000
[Barcode]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	27	PREFIN MTL	100
Roof Structur	10	STEEL FRME	100
Roof Cover	14	PREFIN MT	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Ceiling	03	PART.FIN.	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Plumbing		5	100
Frame	05	STEEL	100
Story Height		15	100
RMS		0	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	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
AOF	2,100	150	
BAS	2,100	100	
CAN	513	30	
TOTALS	4,713		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	PREF	M B A	0%	- 2026								
Heated Area: 4200					HX Base Yr							



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	2
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TOTAL MARKET VALUE			427,518
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ASSESSED VALUE			427,518
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			427,518
TOTAL JUST VALUE			427,518
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			393,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
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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						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= N8 CAN= E19 N27 W19 S27\$ N27 W60 S35 AOF= S35 E60 N35 W60\$ E60\$.	

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

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	