COMM AT NE COR RUN W 182.39 FT T
RUN S 783.91 FT W 854.42 FT, S 1
N R/W OF CO RD 18 THENCE W ALONG

BRADLEY WILLIAM BENJAMIN/BRADLEY BETH R
12361 FIELD BLUFF RD
JACKSONVILLE, FL 32223

2026

34-6S-16-04055-003

COLUMBIA COUNTY PROPERTY — PAGE 1 of 1 — 3

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

DOR CODE	5500 TIMBERLAND 80-89
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	34616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE

| TOTALS | | | | | |

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3 Tax Dist:	
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	269,880
TOTAL MARKET VALUE	20,016
SOH/AGL Deduction	0
ASSESSED VALUE	20,016
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,016
TOTAL JUST VALUE	269,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1221/2434	1/26/2011	WD	U	V	11	100
GRANTOR:JAMES,JUANITA,WILLIAM						
GRANTEE:WILLIAM & BETH R BR						
1216/2283	1/26/2011	WD	U	V	11	100
GRANTOR:JAMES,JUANITA,WILLIAM						
GRANTEE:JAMES M & JUANITA S						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

BUILDING NOTES

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

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	44.98	AC		1.00	1.00	1.00	445.00	445.00	20,016							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	44.98	AC		1.00	1.00	1.00	6,000.00	6,000.00	269,880							

REVIEW DATE 05/07/2026 **BY** MLU   Total Acres: 44.98   Total Land Value: 20,016   Market: 269,880   Agricultural: 20,016   Common: 0   **PRINTED 05/12/2026 BY SYS**