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

BRADLEY LIVING TRUST DATED OCTOBER 22, 2026
12361 FIELD BLUFF RD
JACKSONVILLE, FL 32223

2027

34-6S-16-04055-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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					

MARKET ADJUSTMENTS

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

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

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	269,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/1332	10/22/2026	WD	U	V	11	0
GRANTOR: BRADLEY WILLIAM BENJA						
GRANTEE: BRADLEY LIVING TRUS						
1221/2434	1/26/2011	WD	U	V	11	100
GRANTOR: JAMES,JUANITA,WILLIAM						
GRANTEE: WILLIAM & BETH R BR						

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

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 05/20/2026 BY NH — Total Acres: 44.98 — Total Land Value: 20,016 — Market: 269,880 — Agricultural: 20,016 — Common: 0 — PRINTED 11/16/2026 BY SYS