COMM SE COR OF NE1/4, RUN N
N 1481.41 FT TO POB, RUN W
1645.71 FT TO E'LY R/W SR-47,

DIOCESE OF ST AUGUSTINE
11625 OLD ST AUGUSTINE ROAD
JACKSONVILLE, FL 32258

2026

36-4S-16-03299-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	36416.00	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

194 SW WESTER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	7,000
TOTAL LAND VALUE - MARKET	252,420
TOTAL MARKET VALUE	17,133
SOH/AGL Deduction	0
ASSESSED VALUE	17,133
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,133
TOTAL JUST VALUE	259,420
NCON VALUE	7,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,420

XFOB:5:1: LEAN TO'S

XFOB:3:1: LEAN TO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049173	Demolition	15,000	02/07/2024
000049172	Demolition	8,000	02/07/2024
34046	M H	375	05/10/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	36.06	AC		1.00	1.00	1.00	281.00	281.00	10,133							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	36.06	AC		1.00	1.00	1.00	7,000.00	7,000.00	252,420							

REVIEW DATE 01/28/2026 BY KS Total Acres: 36.06 Total Land Value: 10,133 Market: 252,420 Agricultural: 10,133 Common: 0 PRINTED 06/19/2026 BY SYS