

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										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																	
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	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																																	
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DOR CODE 5600 TIMBERLAND 70-79 MAP NUM MKT AREA 01 NEIGHBORHOOD/LOC 36416.00 1.00/										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE																																	
TOTALS										194 SW WESTER DR, LAKE CITY																																											
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	9945	Well/Sept	0	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025	100	7,000																																					
																				TOTAL OB/XF 7,000																																	
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	DPHT 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 05/08/2026 BY SYS																																	