

LOT 50 BLOCK 4 UNIT 23 THREE RIV
670-469, WD 1004-1030, 1008-1138

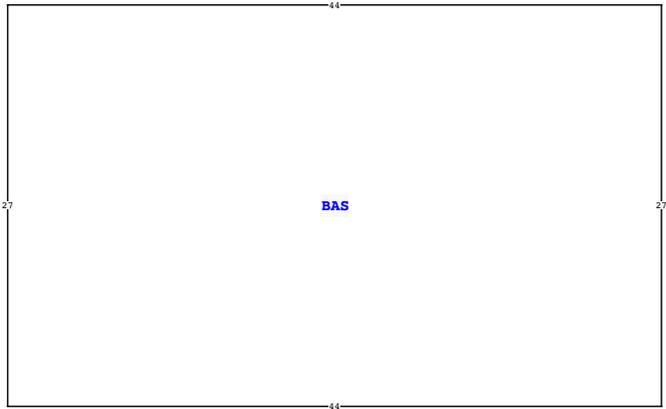
ALOHOMORA LLC
4440 MERRIMAC AVE
JACKSONVILLE, FL 32210

2025

00-00-00-01438-050



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 PAGE 1 of 1																																																																																																																																																																			
Exterior Wall	31	VINYL SID 100	0201	02	1,188	113.9000	99.09	117,719	2010	2010	0	0	32.00	68.00	<table border="1"> <tr> <td>VALUATION BY</td> <td colspan="10">STANDARD</td> </tr> <tr> <td>Tax Group: 3</td> <td colspan="10">Tax Dist:</td> </tr> <tr> <td>BUILDING MARKET VALUE</td> <td colspan="10">80,049</td> </tr> <tr> <td>TOTAL MARKET OB/XF VALUE</td> <td colspan="10">8,200</td> </tr> <tr> <td>TOTAL LAND VALUE - MARKET</td> <td colspan="10">18,000</td> </tr> <tr> <td>TOTAL MARKET VALUE</td> <td colspan="10">106,249</td> </tr> <tr> <td>SOH/AGL Deduction</td> <td colspan="10">53,437</td> </tr> <tr> <td>ASSESSED VALUE</td> <td colspan="10">52,812</td> </tr> <tr> <td>TOTAL EXEMPTION VALUE</td> <td colspan="10">27,812</td> </tr> <tr> <td>BASE TAXABLE VALUE</td> <td colspan="10">25,000</td> </tr> <tr> <td>TOTAL JUST VALUE</td> <td colspan="10">106,249</td> </tr> <tr> <td>NCON VALUE</td> <td colspan="10">0</td> </tr> <tr> <td>INCOME VALUE</td> <td colspan="10"></td> </tr> <tr> <td>PREVIOUS YEAR MKT VALUE</td> <td colspan="10">109,780</td> </tr> </table>										VALUATION BY	STANDARD										Tax Group: 3	Tax Dist:										BUILDING MARKET VALUE	80,049										TOTAL MARKET OB/XF VALUE	8,200										TOTAL LAND VALUE - MARKET	18,000										TOTAL MARKET VALUE	106,249										SOH/AGL Deduction	53,437										ASSESSED VALUE	52,812										TOTAL EXEMPTION VALUE	27,812										BASE TAXABLE VALUE	25,000										TOTAL JUST VALUE	106,249										NCON VALUE	0										INCOME VALUE											PREVIOUS YEAR MKT VALUE	109,780									
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Roof Cover	03	COMP SHNGL 100																																																																																																																																																																																
Interior Wall	05	DRYWALL 100																																																																																																																																																																																
Interior Floor	14	CARPET 90																																																																																																																																																																																
Interior Floor	08	SHT VINYL 10																																																																																																																																																																																
Air Condition	03	CENTRAL 100																																																																																																																																																																																
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EXTRA FEATURES			449 SW KENTUCKY ST, PORT WHITE																																																																																																																																																																															
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																																																																																																																																																																		
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REVIEW DATE 12/07/2015 BY DP Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 03/19/2025 BY SYS																																																																																																																																																																																		



PERMIT NUM	DESCRIPTION	AMT	ISSUED
29096	M H	607	12/27/2010
26256	TR/TRAILER	50	09/19/2007
25006	TR/TRAILER	50	09/25/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE	Q / I	V / I	RSN CD	SALE PRICE
1531/2537	1/17/2025	WD	Q	I	01	57,500

GRANTOR: ELLEDGE KRISTY
GRANTEE: ALOHOMORA LLC
1264/1802 11/08/2013 TR Q I 01 50,000
GRANTOR: SHIRLEY M BUTLER AS T
GRANTEE: KRISTY ELLEDGE

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/30/2024	MLU

BUILDING DIMENSIONS	
BAS= W44 S27 E44 N27S.	