COMM NW COR OF NW1/4 OF NE1/4, R
320.49 FT FOR POB, CONT S 368.60
E R/W LITTLE RD, N ALONG R/W 348

MONTENEGRO RANCH LLC
225 EAST DANIA BEACH BLVD
DANIA BEACH, FL 33004

2026

01-5S-16-03402-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

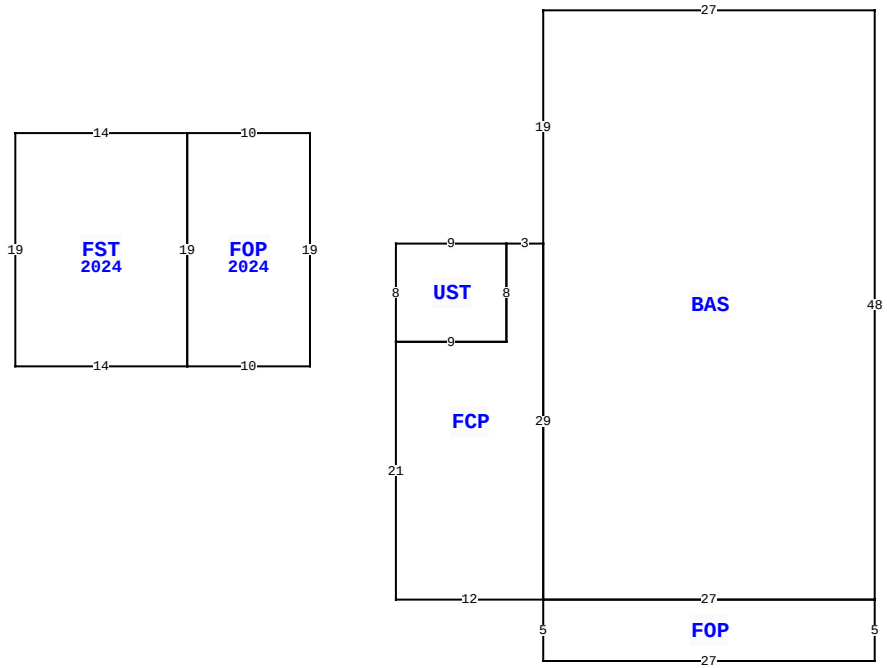
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	73,305
FCP	276	25		69	3,903
FOP	135	30		40	2,263
FOP	190	30	2024	57	3,224
FST	266	55	2024	146	8,258
UST	72	45		32	1,810
TOTALS	2,235			1,640	92,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,640	91.8176	102.84	168,658	1969	1969	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2024 Heated Area: 1296 HX Base Yr



1895 SW LITTLE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	808,597
TOTAL MARKET OB/XF VALUE	64,153
TOTAL LAND VALUE - MARKET	141,400
TOTAL MARKET VALUE	1,014,150
SOH/AGL Deduction	0
ASSESSED VALUE	1,014,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,014,150
TOTAL JUST VALUE	1,014,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,026,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26798	MAINT/ALTR	35	02/26/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/1223	12/15/2023	WD	Q	I	05	2,400,000
GRANTOR: DIAZ RANCH LLC						
GRANTEE: MONTENEGRO RANCH LL						
1231/1356	1/11/2012	WD	U	I	17	200,000
GRANTOR: MOUNTAINTOP MINISTRIE						
GRANTEE: DIAZ RANCH LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W27 S19 S29 E27 N48 $
FCP=[ORIG=-27,19] W3 S8 W9 S21 E12 N29 $
FOP=[ORIG=-27,48] S5 E27 N5 W27 $
UST=[ORIG=-30,19] W9 S8 E9 N8 $
FST=[YR=2024;ORIG=-70,10] S19 E14 N19 W14 $
FOP=[YR=2024;ORIG=-56,10] S19 E10 N19 W10 $
.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0070	CARPORT UF	0	0	11	20	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0021	BARN,FR AE	0	0	24	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,112	
4	0251	LEAN TO W/	0	0	0	10	360.00	UT	3.00	3.00	40	1993	1993	3	40	432	
5	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	75	
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
7	0294	SHED WOOD/	0	0	18	12	216.00	UT	7.50	7.50	100	1993	1993	3	100	1,620	
8	0166	CONC,PAVMT	0	0	10	15	150.00	UT	2.25	2.25	100	2009	2009	3	100	338	
9	0251	LEAN TO W/	0	0	7	12	84.00	UT	4.00	4.00	100	2009	2009	3	100	336	
10	0166	CONC,PAVMT	0	0	0	0	1,824.00	UT	2.00	2.00	100	2011	2011	3	100	3,648	

TOTAL OB/XF 8,911

LAND DESCRIPTION

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	0100	C	SFR	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	20,000							
2	0100	C	SFR	0		A-1	0.00	0.00	0.36	AC		1.00	1.00	1.00	10,000.00	10,000.00	3,600							
3	0100	C	SFR	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	20,000							
4	0100	C	SFR	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	20,000							
5	0000	C	VAC RES	0					7.78	AC		1.00	1.00	1.00	10,000.00	10,000.00	77,800							

REVIEW DATE 04/24/2024 BY ME Total Acres: 14.14 Total Land Value: 141,400 Market: 0 Agricultural: 0 Common: 141,400 PRINTED 11/20/2025 BY SYS

COMM NW COR OF NW1/4 OF NE1/4, R
320.49 FT FOR POB, CONT S 368.60
E R/W LITTLE RD, N ALONG R/W 348

MONTENEGRO RANCH LLC
225 EAST DANIA BEACH BLVD
DANIA BEACH, FL 33004

2026

01-5S-16-03402-000

BUILDING CHARACTERISTICS

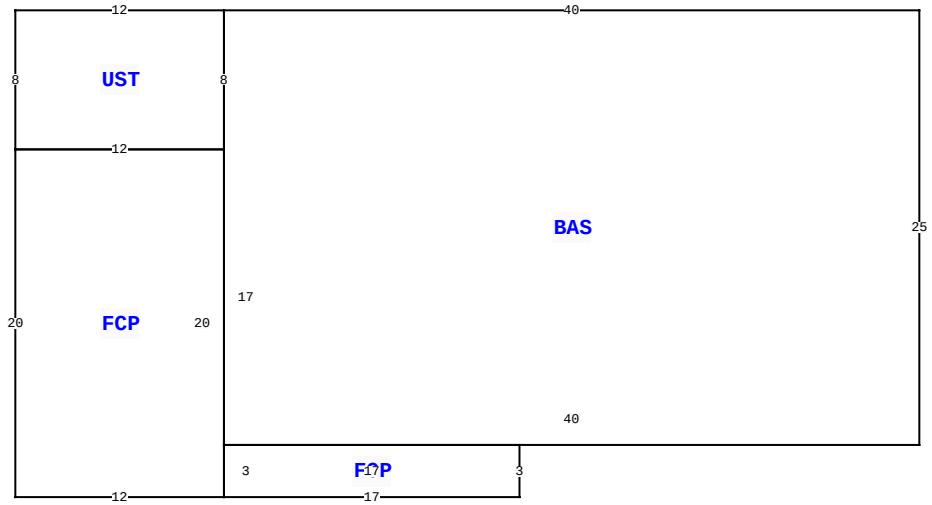
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100		1,000	64,917
FCP	240	25		60	3,895
FOP	51	30		15	974
UST	96	45		43	2,791
TOTALS	1,387			1,118	72,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,118	105.3864	118.03	131,958	1969	1969	10	0	0	35.00	55.00

2 SINGLE FAM 0% - 2024 Heated Area: 1000 HX Base Yr



1895 SW LITTLE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 9 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	808,597
TOTAL MARKET OB/XF VALUE	64,153
TOTAL LAND VALUE - MARKET	141,400
TOTAL MARKET VALUE	1,014,150
SOH/AGL Deduction	0
ASSESSED VALUE	1,014,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,014,150
TOTAL JUST VALUE	1,014,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,026,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/1223	12/15/2023	WD	Q	I	05	2,400,000
GRANTOR: DIAZ RANCH LLC						
GRANTEE: MONTENEGRO RANCH LL						
1231/1356	1/11/2012	WD	U	I	17	200,000
GRANTOR: MOUNTAINTOP MINISTRIE						
GRANTEE: DIAZ RANCH LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 UST= W12 S8 E12 N8$S8 FCP= W12 S20 E12 N20$ S17 FOP= S3 E17 N3 W17$ E40 N25$.

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
11	0282	POOL ENCL	0	0	40	80	3,200.00	UT	15.00	15.00	30	2005	2005	3	30	14,400	
12	0166	CONC,PAVMT	0	0	0	0	43,507.00	UT	2.00	2.00	35	2005	2005	3	35	30,455	
13	0040	BARN,POLE	0	0	10	12	1.00	UT	0.00	0.00	100	0	0	3	100	255	
14	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	337	
15	0040	BARN,POLE	0	0	16	16	1.00	UT	0.00	0.00	100	1994	1994	3	100	320	
16	0280	POOL R/CON	0	0	24	12	288.00	UT	70.00	70.00	100	2005	2005	3	47	9,475	

LAND DESCRIPTION

TOTAL OB/XF 55,242

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

REVIEW DATE 04/24/2024 BY ME Total Acres: 14.14 Total Land Value: 141,400 Market: 0 Agricultural: 0 Common: 141,400 PRINTED 11/20/2025 BY SYS

COMM NW COR OF NW1/4 OF NE1/4, R
320.49 FT FOR POB, CONT S 368.60
E R/W LITTLE RD, N ALONG R/W 348

MONTENEGRO RANCH LLC
225 EAST DANIA BEACH BLVD
DANIA BEACH, FL 33004

2026

01-5S-16-03402-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

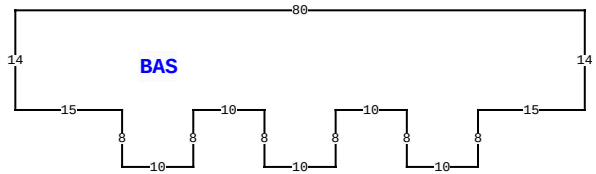
DOR CODE 0101 SFRES/SFRES
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1516.00 1.00/

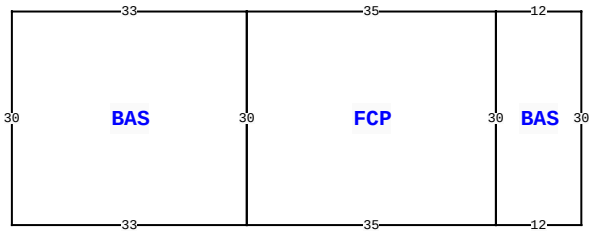
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100		360	29,635
BAS	990	100		990	81,497
BAS	1,360	100		1,360	111,955
FCP	1,050	25		262	21,568
TOTALS	3,760			2,972	244,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,972	105.0000	117.60	349,507	2005	2005	10	0	0	20.00	70.00

3 SINGLE FAM 0% - 2024 Heated Area: 2710 HX Base Yr





1895 SW LITTLE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 3 of 9 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	808,597
TOTAL MARKET OB/XF VALUE	64,153
TOTAL LAND VALUE - MARKET	141,400
TOTAL MARKET VALUE	1,014,150
SOH/AGL Deduction	0
ASSESSED VALUE	1,014,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,014,150
TOTAL JUST VALUE	1,014,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,026,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1505/1223	12/15/2023	WD	Q	I	05	2,400,000
GRANTOR: DIAZ RANCH LLC						
GRANTEE: MONTENEGRO RANCH LL						
1231/1356	1/11/2012	WD	U	I	17	200,000
GRANTOR: MOUNTAINTOP MINISTRIE						
GRANTEE: DIAZ RANCH LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,-30] N14 W80 S14 E15 S8 E10 N8 E10 S8 E10 N8 E10 S8 E10 N8 E15 $
FCP=[ORIG=0,30] E35 N30 W35 S30 $
BAS=[ORIG=0,0] W33 S30 E33 N30 $
BAS=[ORIG=35,30] E12 N30 W12 S30 $
PTR=[ORIG=0,0] N30 S30 $
.

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

REVIEW DATE 04/24/2024 BY ME Total Acres: 14.14 Total Land Value: 141,400 Market: 0 Agricultural: 0 Common: 141,400 PRINTED 11/20/2025 BY SYS

COMM NW COR OF NW1/4 OF NE1/4, R
320.49 FT FOR POB, CONT S 368.60
E R/W LITTLE RD, N ALONG R/W 348

MONTENEGRO RANCH LLC
225 EAST DANIA BEACH BLVD
DANIA BEACH, FL 33004

2026

01-5S-16-03402-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 60
Exterior Wall	11	BD/BTN AVG 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	06	CUST PANEL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

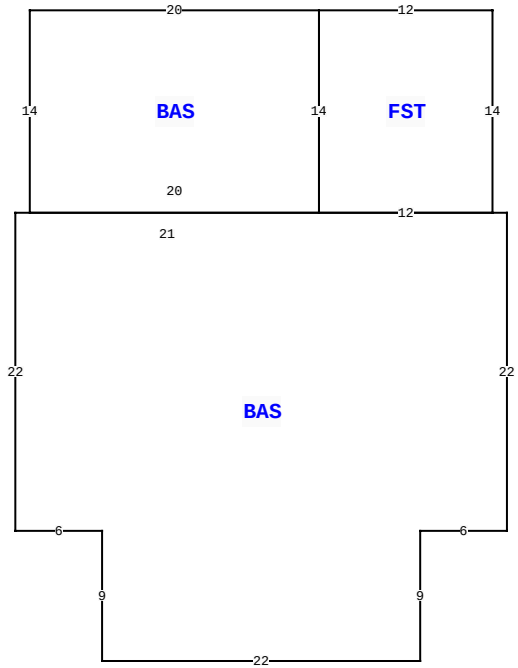
DOR CODE	0101	SFRES/SFRES	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1516.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	280	100		280	4,624
BAS	946	100		946	15,624
FST	168	55		92	1,520
TOTALS	1,394			1,318	21,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8601	01	1,318	94.8000	24.65	32,489	2005	2005	10	0	0	23.00	67.00

4 OPEN/STRG 0% - 2024 Heated Area: 1226 HX Base Yr



1895 SW LITTLE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	808,597
TOTAL MARKET OB/XF VALUE	64,153
TOTAL LAND VALUE - MARKET	141,400
TOTAL MARKET VALUE	1,014,150
SOH/AGL Deduction	0
ASSESSED VALUE	1,014,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,014,150
TOTAL JUST VALUE	1,014,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,026,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/1223	12/15/2023	WD	Q	I	05	2,400,000
GRANTOR: DIAZ RANCH LLC						
GRANTEE: MONTENEGRO RANCH LL						
1231/1356	1/11/2012	WD	U	I	17	200,000
GRANTOR: MOUNTAINTOP MINISTRIE						
GRANTEE: DIAZ RANCH LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 FST= N14 W12 S14 E12$ W12 BAS= N14 W20 S14 E20$ W21 S22 E6 S9 E22 N9 E6 N22$.

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

REVIEW DATE 04/24/2024 BY ME Total Acres: 14.14 Total Land Value: 141,400 Market: 0 Agricultural: 0 Common: 141,400 PRINTED 11/20/2025 BY SYS

COMM NW COR OF NW1/4 OF NE1/4, R
320.49 FT FOR POB, CONT S 368.60
E R/W LITTLE RD, N ALONG R/W 348

MONTENEGRO RANCH LLC
225 EAST DANIA BEACH BLVD
DANIA BEACH, FL 33004

2026

01-5S-16-03402-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

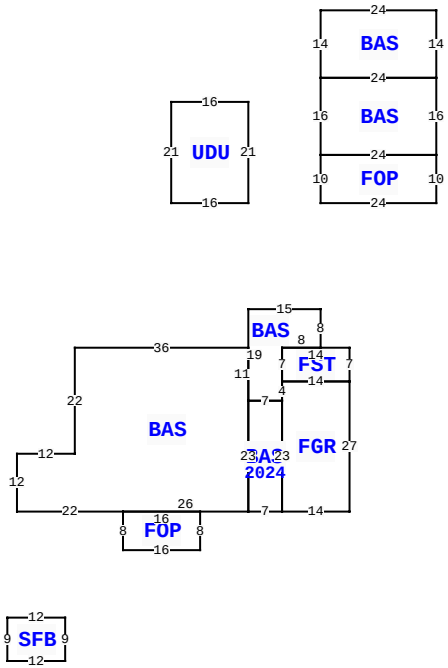
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	197	100		197	13,615
BAS	336	100		336	23,222
BAS	384	100		384	26,539
BAS	1,368	100		1,368	94,547
BAS	161	100	2024	161	11,127
FGR	378	55		208	14,375
FOP	128	30		38	2,626
FOP	240	30		72	4,976
FST	98	55		54	3,732
SFB	108	80		86	5,944
TOTALS	3,734			3,089	213,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,089	112.1950	125.66	388,164	1949	1980	10	0	0	35.00	55.00

5 SINGLE FAM 0% - 2024 Heated Area: 2554 HX Base Yr



** This building has 11 Sub-Areas

1895 SW LITTLE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	808,597
TOTAL MARKET OB/XF VALUE	64,153
TOTAL LAND VALUE - MARKET	141,400
TOTAL MARKET VALUE	1,014,150
SOH/AGL Deduction	0
ASSESSED VALUE	1,014,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,014,150
TOTAL JUST VALUE	1,014,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,026,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/1223	12/15/2023	WD	Q	I	05	2,400,000
GRANTOR: DIAZ RANCH LLC						
GRANTEE: MONTENEGRO RANCH LL						
1231/1356	1/11/2012	WD	U	I	17	200,000
GRANTOR: MOUNTAINTOP MINISTRIE						
GRANTEE: DIAZ RANCH LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W36 S22 W12 S12 E22 E26 N23 N11 $
BAS=[ORIG=39,-40] N16 W24 S16 E24 $
FGR=[ORIG=7,11] S23 E14 N27 W14 S4 $
UDU=[ORIG=0,-30] N21 W16 S21 E16 $
BAS=[ORIG=39,-56] N14 W24 S14 E24 $
FOP=[ORIG=15,-30] E24 N10 W24 S10 $
BAS=[ORIG=0,11] E7 N4 N7 E8 N8 W15 S19 $
BAS=[YR=2024;ORIG=0,11] S23 E7 N23 W7 $
FOP=[ORIG=-26,34] S8 E16 N8 W16 $
SFB=[ORIG=-50,65] E12 N9 W12 S9 $
FST=[ORIG=7,7] E14 N7 W14 S7 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/24/2024 BY ME Total Acres: 14.14 Total Land Value: 141,400 Market: 0 Agricultural: 0 Common: 141,400 PRINTED 11/20/2025 BY SYS

COMM NW COR OF NW1/4 OF NE1/4, R
320.49 FT FOR POB, CONT S 368.60
E R/W LITTLE RD, N ALONG R/W 348

MONTENEGRO RANCH LLC
225 EAST DANIA BEACH BLVD
DANIA BEACH, FL 33004

2026

01-5S-16-03402-000

BUILDING CHARACTERISTICS

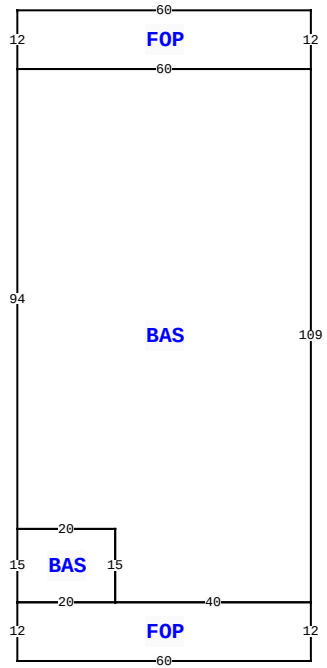
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	2,999
BAS	6,240	100		6,240	62,375
FOP	720	30		216	2,159
FOP	720	30		216	2,159
TOTALS	7,980			6,972	69,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	6,972	84.0000	23.52	163,981	1994	1994	10	0	0	47.50	42.50

6 BARNS 0% - 2024 Heated Area: 6540 HX Base Yr



1895 SW LITTLE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	808,597
TOTAL MARKET OB/XF VALUE	64,153
TOTAL LAND VALUE - MARKET	141,400
TOTAL MARKET VALUE	1,014,150
SOH/AGL Deduction	0
ASSESSED VALUE	1,014,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,014,150
TOTAL JUST VALUE	1,014,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,026,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1505/1223	12/15/2023	WD	Q	I	05	2,400,000
GRANTOR: DIAZ RANCH LLC						
GRANTEE: MONTENEGRO RANCH LL						
1231/1356	1/11/2012	WD	U	I	17	200,000
GRANTOR: MOUNTAINTOP MINISTRIE						
GRANTEE: DIAZ RANCH LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N12 W60 S12 E60$ BAS= W60 S94 BAS= S15 E20 N15 W20$ E20 S15 FOP= W20 S12 E60 N12 W40$ E40 N109$.

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

REVIEW DATE 04/24/2024 BY ME Total Acres: 14.14 Total Land Value: 141,400 Market: 0 Agricultural: 0 Common: 141,400 PRINTED 11/20/2025 BY SYS

COMM NW COR OF NW1/4 OF NE1/4, R
320.49 FT FOR POB, CONT S 368.60
E R/W LITTLE RD, N ALONG R/W 348

MONTENEGRO RANCH LLC
225 EAST DANIA BEACH BLVD
DANIA BEACH, FL 33004

2026

01-5S-16-03402-000

BUILDING CHARACTERISTICS

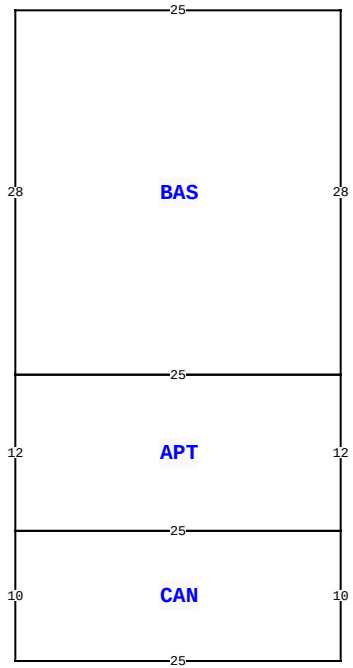
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	300	100		300	3,599
BAS	700	100		700	8,397
CAN	250	30		75	900
TOTALS	1,250			1,075	12,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	1,075	89.2500	24.99	26,864	1996	1996	10	0	0	42.00	48.00

7 BARNS 0% - 2024 Heated Area: 1000 HX Base Yr



1895 SW LITTLE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	808,597
TOTAL MARKET OB/XF VALUE	64,153
TOTAL LAND VALUE - MARKET	141,400
TOTAL MARKET VALUE	1,014,150
SOH/AGL Deduction	0
ASSESSED VALUE	1,014,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,014,150
TOTAL JUST VALUE	1,014,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,026,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1505/1223	12/15/2023	WD	Q	I	05	2,400,000
GRANTOR: DIAZ RANCH LLC						
GRANTEE: MONTENEGRO RANCH LL						
1231/1356	1/11/2012	WD	U	I	17	200,000
GRANTOR: MOUNTAINTOP MINISTRIE						
GRANTEE: DIAZ RANCH LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S28 APT= S12 CAN= S10 E25 N10 W25$ E25 N12 W25$ E25 N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/24/2024 BY ME Total Acres: 14.14 Total Land Value: 141,400 Market: 0 Agricultural: 0 Common: 141,400 PRINTED 11/20/2025 BY SYS

COMM NW COR OF NW1/4 OF NE1/4, R
320.49 FT FOR POB, CONT S 368.60
E R/W LITTLE RD, N ALONG R/W 348

MONTENEGRO RANCH LLC
225 EAST DANIA BEACH BLVD
DANIA BEACH, FL 33004

2026

01-5S-16-03402-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

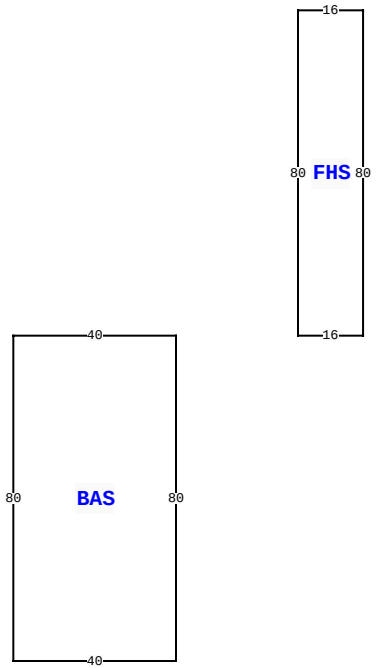
DOR CODE 0101 SFRES/SFRES
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,200	100		3,200	39,291
FHS	1,280	60		768	9,430
TOTALS	4,480			3,968	48,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	3,968	91.3500	25.58	101,501	1996	1996	10	0	0	42.00	48.00

8 BARNS 0% - 2024 Heated Area: 4480 HX Base Yr



1895 SW LITTLE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	808,597
TOTAL MARKET OB/XF VALUE	64,153
TOTAL LAND VALUE - MARKET	141,400
TOTAL MARKET VALUE	1,014,150
SOH/AGL Deduction	0
ASSESSED VALUE	1,014,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,014,150
TOTAL JUST VALUE	1,014,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,026,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1505/1223	12/15/2023	WD	Q	I	05	2,400,000
GRANTOR: DIAZ RANCH LLC						
GRANTEE: MONTENEGRO RANCH LL						
1231/1356	1/11/2012	WD	U	I	17	200,000
GRANTOR: MOUNTAINTOP MINISTRIE						
GRANTEE: DIAZ RANCH LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S80 E40 N80$ PTR= E30 FHS= E16 N80 W16 S80$ W30$.

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

REVIEW DATE 04/24/2024 BY ME Total Acres: 14.14 Total Land Value: 141,400 Market: 0 Agricultural: 0 Common: 141,400 PRINTED 11/20/2025 BY SYS

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2026

01-5S-16-03402-000

BUILDING CHARACTERISTICS

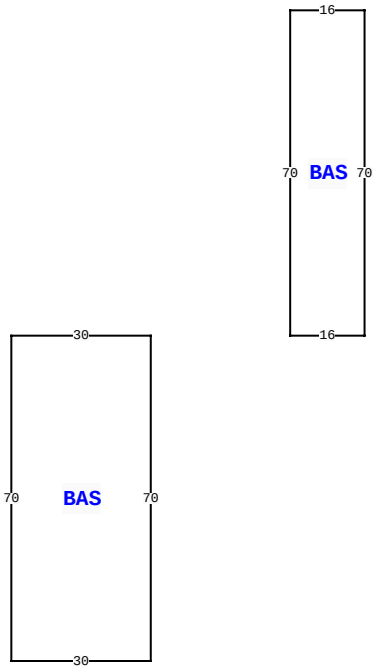
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 50
Exterior Wall	29	NONE 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	02	MIN PLYWD 50
Interior Floo	03	CONC FINSH 50
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100		1,120	11,144
BAS	2,100	100		2,100	20,895
TOTALS	3,220			3,220	32,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	3,220	51.5000	14.42	46,432	2006	2006	10	0	0	21.00	69.00

9 BARNS 0% - 2024 Heated Area: 3220 HX Base Yr



1895 SW LITTLE RD, LAKE CITY

BLD DATE		LGL DATE	
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INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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Tax Group: 3	Tax Dist:
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ASSESSED VALUE	1,014,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,014,150
TOTAL JUST VALUE	1,014,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,026,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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1231/1356	1/11/2012	WD	U	I	17	200,000
GRANTOR: MOUNTAINTOP MINISTRIE						
GRANTEE: DIAZ RANCH LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S70 E30 N70$ PTR= E30 BAS= E16 N70 W16 S70$ W30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/24/2024 BY ME Total Acres: 14.14 Total Land Value: 141,400 Market: 0 Agricultural: 0 Common: 141,400 PRINTED 11/20/2025 BY SYS