

NW1/4 & E1/2, EX 3.01 AC DESC
ORB 539-248 & EX 3.06 AC PRCL
OF LAND & EX RD R/W OFF E SIDE

DENUNE RANCH INC
P O BOX 1733
LAKE CITY, FL 32056

2026

04-6S-16-03770-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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		4 100
Bathrooms		2.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

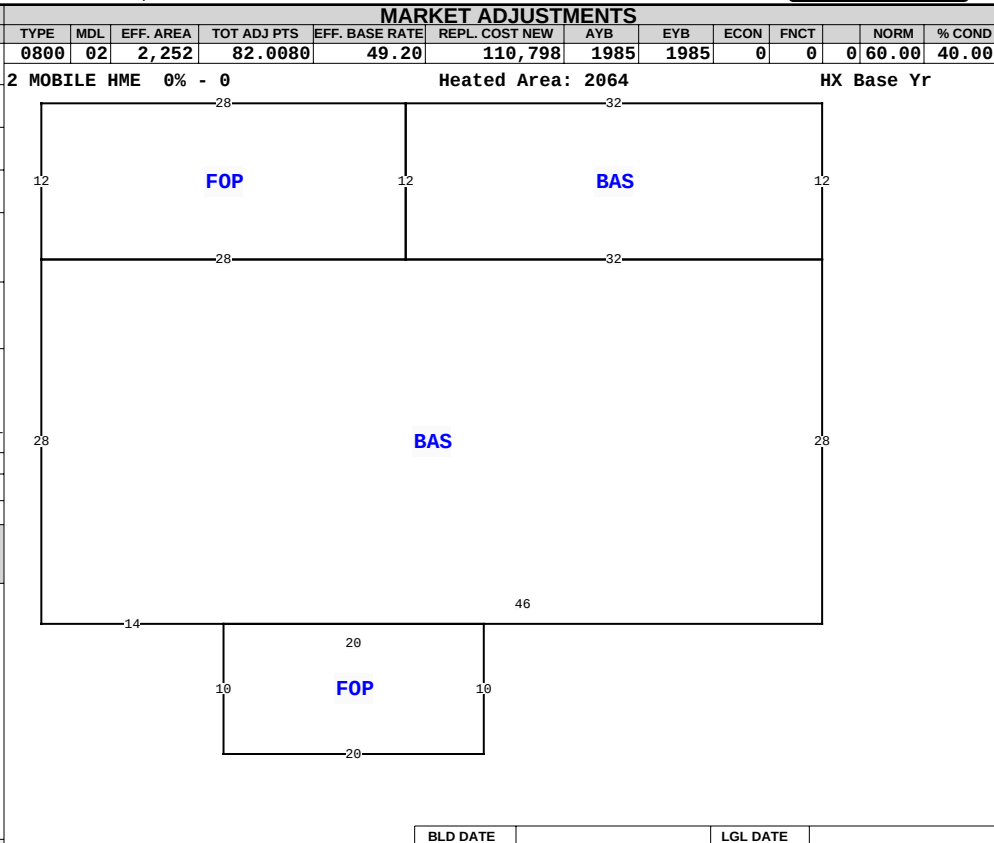
Quality	03	03
DOR CODE	5000 IMPROVED AG	
MAP NUM		02
NEIGHBORHOOD/LOC	4616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100		384	7,557
BAS	1,680	100		1,680	33,062
FOP	200	35		70	1,378
FOP	336	35		118	2,322
TOTALS	2,600			2,252	44,319

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	0	9	12	1.00	UT	0.00	0.00	
2	0294	SHED WOOD/	0	0	24	42	1.00	UT	0.00	0.00	
3	0294	SHED WOOD/	0	0	36	180	1.00	UT	0.00	0.00	
4	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	
5	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	
7	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC	
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	271.00	AC	
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	110.00	AC	
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	381.00	AC	

REVIEW DATE 05/19/2015 BY TW



5599 SW HERLONG ST, FORT WHITE	BLD DATE		LGL DATE	04/10/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

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
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC	
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	271.00	AC	
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	110.00	AC	
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	381.00	AC	

Total Acres: 382.00 Total Land Value: 155,895 Market: 1,714,500 Agricultural: 151,395 Common: 4,500

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 3					Tax Dist:							
BUILDING MARKET VALUE										44,319		
TOTAL MARKET OB/XF VALUE										55,216		
TOTAL LAND VALUE - MARKET										1,719,000		
TOTAL MARKET VALUE										255,430		
SOH/AGL Deduction										0		
ASSESSED VALUE										255,430		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										255,430		
TOTAL JUST VALUE										1,818,535		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										1,818,535		
LAND:7:2: SITE												
LAND:7:1: PLANTED PINES YEAR 2000-2001 SLASH PINES												
BLDG:2:1: CONCORD MH												
XFOB:1:1: CONCORD M H												
PERMIT NUM			DESCRIPTION				AMT			ISSUED		
14500			M H				125			09/08/1998		
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	/	V I	/	RSN CD	SALE PRICE		
1180/2420		9/16/2009		TR	Q		Q	I	01	2,531,000		
GRANTOR:FT WHITE LAND TRUST												
GRANTEE:DENUNE RANCH INC												
1121/0364		5/29/2007		QC	Q		I		01	100		
GRANTOR:BRUCE ROBINSON												
GRANTEE:FT WHITE LAND TRUST												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= N12 W32 S12 E32\$ BAS= W32 FOP= N12 W28 S12 E28\$ W28S28 E14 FOP= S10 E20 N10 W20\$E46 N28\$.												

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