

COMM AT SW COR SEC 4, RUN N
1820.26 FT FOR POB, RUN S 66
DG E 1477.02 FT, N 23 DG E

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

2026

05-6S-16-03776-000



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																			
Exterior Wall	12	CEDAR 100	0100	01	3,315	129.1764	144.68	479,614	1993	1993	0	0	0	32.00	68.00	VALUATION BY STANDARD																		
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 0% - 0													Heated Area: 2503 HX Base Yr																		
Roof Cover	12	MODULAR MT 100														Tax Group: 3 Tax Dist:																		
Interior Wall	04	PLYWOOD 50														BUILDING MARKET VALUE 326,138																		
Interior Wall	05	DRYWALL 50														TOTAL MARKET OB/XF VALUE 172,944																		
Interior Floo	12	HARDWOOD 70														TOTAL LAND VALUE - MARKET 720,000																		
Interior Floo	14	CARPET 30														TOTAL MARKET VALUE 566,252																		
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 0																		
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 566,252																		
Bedrooms	3	100														TOTAL EXEMPTION VALUE 0																		
Bathrooms	2	100														BASE TAXABLE VALUE 566,252																		
Frame	01	NONE 100														TOTAL JUST VALUE 1,219,082																		
Stories	1.5	1.5 100														NCON VALUE 0																		
Architectual	05	CONV 100														INCOME VALUE																		
Units	0	100														PREVIOUS YEAR MKT VALUE 1,223,878																		
Condition Adj	03	03 100														XFOB:8:1: SHED USED AS AN OFFICE WITH WINDOW UNIT																		
Kitchen Adjus	01	01 100														LAND:5:2: PINES																		
Quality	07	07														LAND:5:1: PLANTED PINES YEAR 2000-2001 GOOD SITE S																		
DOR CODE	5500		TIMBERLAND 80-89																															
MAP NUM			MKT AREA 02																															
NEIGHBORHOOD/LOC	5616.00		1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,843	100		1,843	181,319																													
FDC	864	35		302	29,711																													
FOP	290	30		87	8,559																													
FOP	1,368	30		410	40,337																													
FUS	660	100		660	64,933																													
PTO	261	5		13	1,279																													
TOTALS	5,286			3,315	326,138																													
EXTRA FEATURES					13354 SW STATE ROAD 47 , FORT WHITE										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE									
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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000																		
2	0280	POOL R/CON	0	0	20	40	800.00	UT	70.00	70.00	100	1995	1995	3	40	22,400																		
3	0166	CONC, PAVMT	0	0	126	20	2,520.00	UT	1.50	1.50	100	2008	2008	3	100	3,780																		
4	0166	CONC, PAVMT	0	0	0	0	1,096.00	UT	1.50	1.50	100	1995	1995	3	100	1,644																		
5	0020	BARN, FR	0	0	40	36	1,440.00	UT	10.00	10.00	100	1998	1998	3	100	14,400																		
6	0020	BARN, FR	0	0	188	32	6,016.00	UT	10.00	10.00	100	1998	1998	3	100	60,160																		
7	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	20,000																		
8	0010	BARN, BLK	0	0	100	34	3,400.00	UT	10.00	10.00	100	1998	1998	3	100	34,000																		
9	0294	SHED WOOD/	0	0	28	26	728.00	UT	20.00	20.00	100	0	0	3	100	14,560																		
TOTAL OB/XF 172,944																																		
LAND DESCRIPTION																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500																	
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	110.00	AC		1.00	1.00	1.00	445.00	445.00	48,950																	
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	49.00	AC		1.00	1.00	1.00	280.00	280.00	13,720																	
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	159.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	715,500																	
REVIEW DATE 05/20/2015 BY TW Total Acres: 160.00 Total Land Value: 67,170 Market: 715,500 Agricultural: 62,670 Common: 4,500 PRINTED 11/21/2025 BY SYS																																		