

CIRCLE M RANCH LLC
4204 CARTNAL AVE
TAMPA, FL 33624

07-7S-16-04153-000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall
Roof Structur

3208

HARDIE BRD 100
IRREGULAR 100

Roof Cover

1205

MODULAR MT 100
DRYWALL 100

Interior Wall

1515

HARDTILE 80

Interior Floo

1414

CARPET 20

Air Condition
Heating Type

0304

CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

3 100
2 100
WOOD FRAME 100

Stories
Architectual
Units

1.05

1. 100
CONV 100
0 100

Quality

07 07

DOR CODE

5000

IMPROVED AG

MAP NUM

MKT AREA

02

NEIGHBORHOOD/LOC

7716.00

1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,030

100

2,030

266,797

FOP

370

30

111

14,588

FOP

400

30

120

15,772

TOTALS

2,800

2,261

297,157

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 0030

BARN,MT

0 0 40 40

1.00 UT 0.00

0.00

100

0

0 3

100

7,050

2 0252

LEAN-TO W/

0 0 0 0

1.00 UT 0.00

0.00

100

2014

2014

3 100

665

3 0252

LEAN-TO W/

0 0 0 0

1.00 UT 0.00

0.00

100

2014

2014

3 100

665

4 0190

FPLC PF

0 0 0 0

1.00 UT 1,200.00

1,200.00

100

2015

2015

3 100

1,200

5 0030

BARN,MT

0 0 20 25

500.00 UT 9.00

9.00

100

2015

2015

3 100

4,500

6 0166

CONC,PAVMT

0 0 50 0

1,850.00 UT 2.00

2.00

100

2015

2015

3 100

3,700

7 9946

Well

0 0 0 0

1.00 UT 4,000.00

4,000.00

100

3 100

4,000

LAND DESCRIPTION

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

1 0100

C

SFR

0

A-1

0.00

0.00

1.00 AC

1.00

1.00

1.00

5,000.00

5,000.00

5,000

2 6200

A

PASTURE 3

0

0.00

0.00

137.74 AC

1.00

1.00

1.00

280.00

280.00

38,567

3 5500

A

TIMBER 2

0

0.00

0.00

66.00 AC

1.00

1.00

1.00

445.00

445.00

29,370

4 6200

A

PASTURE 3

0

0.00

0.00

13.00 AC

1.00

1.00

1.00

280.00

280.00

3,640

5 9910

M

MKT.VAL.AG

0

0.00

0.00

216.74 AC

1.00

1.00

1.00

5,000.00

5,000.00

1,083,700

REVIEW DATE

06/29/2015

BY

DF

Total Acres: 217.74

Total Land Value: 76,577

Market: 1,083,700

Agricultural: 71,577

Common: 5,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,261

130.3874

146.03

330,174

2015

2015

0

0

10.00

90.00

2 SINGLE FAM

0% - 0

Heated Area: 2030

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/10/2025

MLU

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 3

Tax Dist:

BUILDING MARKET VALUE

297,157

TOTAL MARKET OB/XF VALUE

21,780

TOTAL LAND VALUE - MARKET

1,088,700

TOTAL MARKET VALUE

395,514

SOH/AGL Deduction

0

ASSESSED VALUE

395,514

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

395,514

TOTAL JUST VALUE

1,407,637

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

1,449,268

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

0899/2653

3/24/2000

WD Q

I

600,000

GRANTOR: RICHARD C COLE

GRANTEE:CIRCLE M RANCH LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N40 FOP= N8 W50 S8 E50\$ W50 S40 FOP= S8 E50 N8 W15 S2 W15 N2 W20\$ E20 S2 E15 N2 E15\$.