COMM NE COR OF NW1/4, RUN W 26.5
CONT W 459.48 FT, S 26 DEG E 579
FT, N 539.31 FT TO POB.

UPPER "30" LLC
2911 W HARBOR VIEW AVE, C/O ANTHONY SCIONTI
TAMPA, FL 33607

2026

07-7S-16-04153-001

BUILDING CHARACTERISTICS

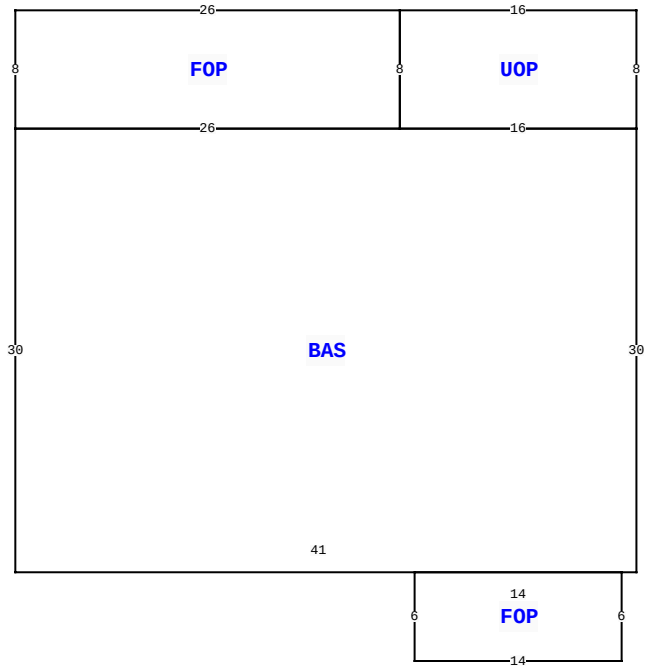
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
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	1,260	100		1,260	172,859
FOP	84	30		25	3,430
FOP	208	30		62	8,505
UOP	128	20		26	3,567
TOTALS	1,680			1,373	188,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,373	128.9400	144.41	198,275	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 0% - 2023 Heated Area: 1260 HX Base Yr



4363 SW WILSON SPRINGS RD, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	188,361
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	21,300
TOTAL MARKET VALUE	210,861
SOH/AGL Deduction	0
ASSESSED VALUE	210,861
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	210,861
TOTAL JUST VALUE	210,861
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	202,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39086	SFR	0	12/30/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/1660	5/05/2022	QC	U	I	11	100
GRANTOR: CIRCLE M RANCH LLC						
GRANTEE: UPPER "30" LLC						
1397/2172	10/28/2019	QC	U	V	11	100
GRANTOR: UPPER "30" LLC						
GRANTEE: CIRCLE M RANCH LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=80,30] S30 E41 E1 N30 W16 W26 $
FOP=[ORIG=80,22] S8 E26 N8 W26 $
UOP=[ORIG=106,22] S8 E16 N8 W16 $
FOP=[ORIG=107,60] S6 E14 N6 W14 $
.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2021	2020		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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			0.00	0.00	4.26	AC		1.00	1.00	1.00	5,000.00	5,000.00	21,300							

REVIEW DATE 05/20/2000 BY JS Total Acres: 4.26 Total Land Value: 21,300 Market: 0 Agricultural: 0 Common: 21,300 PRINTED 11/19/2025 BY SYS