E1/2, EX THE S 1320 FT OF THE W
& EX W1/2 OF SE1/4 OF SE1/4 & EX
W1/2 OF NE1/4 OF SE1/4.

CAREY HAGAN BENEFICIARIES LLC
605 SHOREWOOD DR, E408
CAPE CANAVERAL, FL 32920

2026

07-7S-17-09940-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	7717.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2119 SW COUNTY ROAD 778, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,138,500
TOTAL MARKET VALUE	71,093
SOH/AGL Deduction	0
ASSESSED VALUE	71,093
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,093
TOTAL JUST VALUE	1,138,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,138,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1444/1773	8/09/2021	TR	U	V	19	100
GRANTOR: HAGAN ROBERT B JR						
GRANTEE: CAREY CAGAN BENEFIC						
1444/1771	8/09/2021	TR	U	V	19	100
GRANTOR: HAGAN CAREY M TRUST						
GRANTEE: HAGAN ROBERT B						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	5600	A	TIMBER 3	0		A-1	0.00	0.00	253.00	AC		1.00	1.00	1.00	281.00	281.00	71,093							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	253.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	1,138,500							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 253.00 Total Land Value: 71,093 Market: 1,138,500 Agricultural: 71,093 Common: 0 PRINTED 11/06/2025 BY SYS