COMM NW COR OF SEC 8, S 39.90 FT
POB, E 325.33 FT, S 224.78 FT, S
300.08 FT, N 69.66 FT, W 24.61 F

MOSQUITO CREEK PLANTATION, LLC
195 SW ROUNDHOUSE CT
FORT WHITE, FL 32038

2026

08-4S-17-08172-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

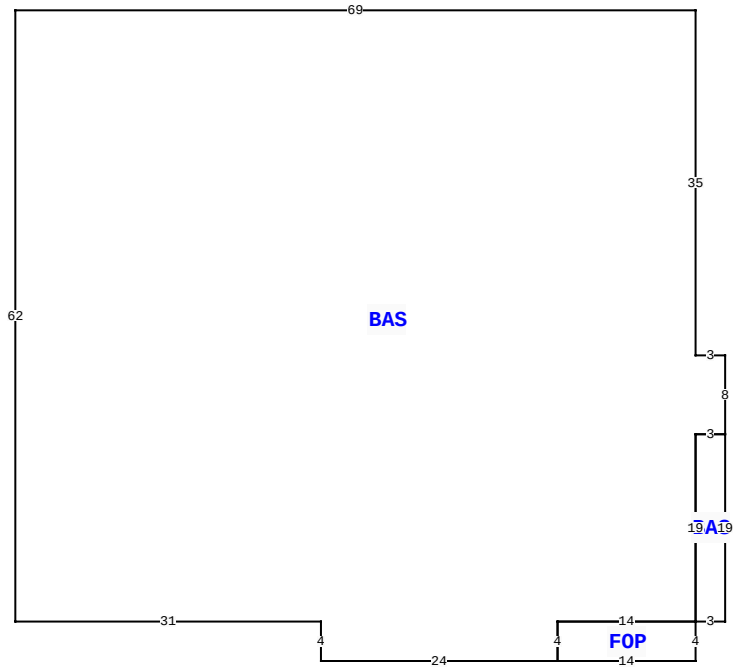
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	MSNRY STUC 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 70
Interior Wall	02	WALL BD/WD 30
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Quality	03	03
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	8417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	57	100		57	808
BAS	4,398	100		4,398	62,342
FOP	56	30		17	241
TOTALS	4,511			4,472	63,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4900	04	4,472	63.8518	47.25	211,302	1965	1965	0	0	20	50.00	30.00

1 OFFICE LOW 0% - 2022 Heated Area: 4455 HX Base Yr



1910 SW MAIN BLVD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	115,390
TOTAL MARKET OB/XF VALUE	26,556
TOTAL LAND VALUE - MARKET	211,574
TOTAL MARKET VALUE	353,520
SOH/AGL Deduction	0
ASSESSED VALUE	353,520
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	353,520
TOTAL JUST VALUE	353,520
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	353,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED
277	MAINT/ALTR	50	07/27/2007
1470	ADDN COMM	636	03/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1443/233	7/16/2021	WD	U	I	20	330,000

GRANTOR: CLAY ELECTRIC COOPERA

GRANTEE: MOSQUITO CREEK PLAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W69 S62 E31 S4 E24 FOP= E14N4 W14 S4$ N4 E14 BAS= E3 N19 W3 S19$ N19 E3 N8 W3 N35$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,900	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	8,500	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	4,200	
4	0260	PAVEMENT-A	0	0	60	64	3,840.00	UT	0.90	0.90	100	1999	1999	3	100	3,456	
5	0296	SHED METAL	0	0	10	12	1.00	UT	0.00	0.00	100	1999	1999	3	100	500	
6	0119	MASONRY WA	0	0	0	0	50.00	UT	60.00	60.00	100	1999	1999	3	100	3,000	
7	0253	LIGHTING	0	0	0	0	6.00	UT	500.00	500.00	100	2003	2003	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 26,556

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	1700	C	1STORY OFF	0		CI	225.00	325.00	73,125.00	SF		1.00	1.00	1.00	2.25	2.25	164,531							
2	1000	C	VACANT COMME	0		CI	72.00	300.00	20,908.00	SF		1.00	1.00	1.00	2.25	2.25	47,043							

REVIEW DATE 04/05/2017 BY DF Total Acres: 2.16 Total Land Value: 211,574 Market: 0 Agricultural: 0 Common: 211,574 PRINTED 11/07/2025 BY SYS

COMM NW COR OF SEC 8, S 39.90 FT
POB, E 325.33 FT, S 224.78 FT, S
300.08 FT, N 69.66 FT, W 24.61 F

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FORT WHITE, FL 32038

2026

08-4S-17-08172-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

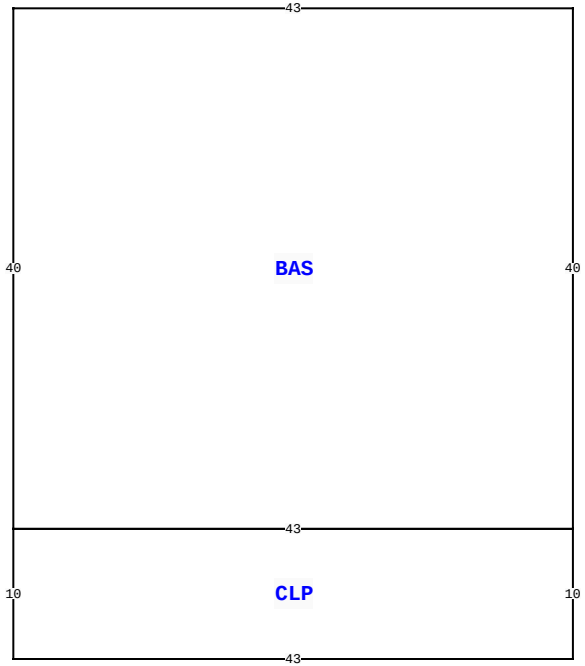
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		6 100
Frame	05	STEEL 100
Story Height		14 100
RMS		1 100
Stories	0	0 100
Units		0 100
Condition Adj	01	01 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	8417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,720	100		1,720	24,588
CLP	430	60		258	3,688
TOTALS	2,150			1,978	28,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	06	1,978	77.2800	28.59	56,551	1980	1980	0	0	0	50.00	50.00

2 WAREH STOR 0% - 2022 Heated Area: 1720 HX Base Yr



1910 SW MAIN BLVD, LAKE CITY

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

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ASSESSED VALUE	353,520
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	353,520
TOTAL JUST VALUE	353,520
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	353,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1443/233	7/16/2021	WD	U	I	20	330,000

GRANTOR: CLAY ELECTRIC COOPERA

GRANTEE: MOSQUITO CREEK PLAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S40 CLP= S10 E43 N10 W43$ E43 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/05/2017 BY DF Total Acres: 2.16 Total Land Value: 211,574 Market: 0 Agricultural: 0 Common: 211,574 PRINTED 11/07/2025 BY SYS

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Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		20 100
RMS		1 100
Stories	0	0 100
Units		0 100
Condition Adj	01	01 100
Quality	05	05

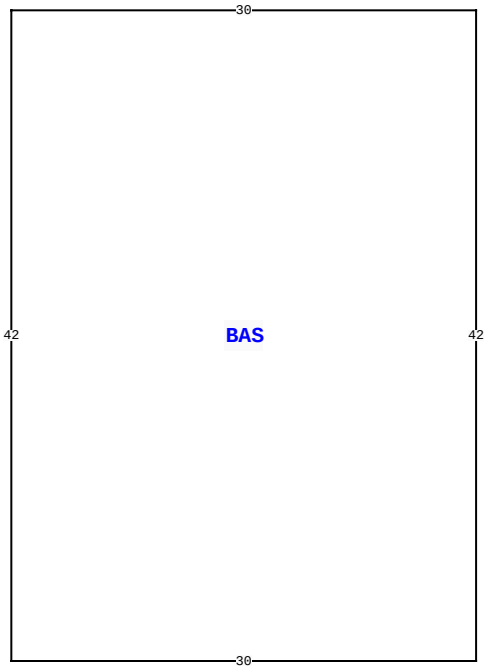
DOR CODE	1700	OFFICE BLD 1STY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100		1,260	23,723
TOTALS	1,260			1,260	23,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	1,260	82.5804	31.38	39,539	1985	1985	0	0	0	40.00	60.00

3 PREF M B A 0% - 2022 Heated Area: 1260 HX Base Yr



1910 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 1

VALUATION SUMMARY

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ASSESSED VALUE	353,520
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	353,520
TOTAL JUST VALUE	353,520
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	353,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1443/233	7/16/2021	WD	U	I	20	330,000

GRANTOR: CLAY ELECTRIC COOPERA

GRANTEE: MOSQUITO CREEK PLAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S42 E30 N42$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/05/2017 BY DF Total Acres: 2.16 Total Land Value: 211,574 Market: 0 Agricultural: 0 Common: 211,574 PRINTED 11/07/2025 BY SYS