

LOT 31 TUSTENUGGEE HILLS S/D.  
703-523, 881-1130, WD 1083-2495,

DIAZ MARK/DIAZ HEATHER  
514 SW NEWTON CIR  
FORT WHITE, FL 32038

**2026**

08-6S-17-09626-131  


| 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  |                |            |                             |            |                          |      |        |    |        |                   |         |           |          |           |         |            |           |           |            |   |     |  |        |                            |  |  |  |  |  |  |                    |  |  |  |  |  |  |           |           |      |   |    |  |        |                             |  |  |  |  |  |  |                            |  |  |  |  |  |  |
|                               |             |              |                      |           |           |             |                |                |                |                    |         |             |        |         | <b>VALUATION BY</b><br>Tax Group: 3 Tax Dist: STANDARD<br><b>BUILDING MARKET VALUE</b> 0<br><b>TOTAL MARKET OB/XF VALUE</b> 0<br><b>TOTAL LAND VALUE - MARKET</b> 36,090<br><b>TOTAL MARKET VALUE</b> 36,090<br>SOH/AGL Deduction 0<br><b>ASSESSED VALUE</b> 36,090<br><b>TOTAL EXEMPTION VALUE</b> 0<br><b>BASE TAXABLE VALUE</b> 36,090<br><b>TOTAL JUST VALUE</b> 36,090<br><b>NCON VALUE</b> 0<br><b>INCOME VALUE</b><br><b>PREVIOUS YEAR MKT VALUE</b> 36,090   |                |            |                             |            |                          |      |        |    |        |                   |         |           |          |           |         |            |           |           |            |   |     |  |        |                            |  |  |  |  |  |  |                    |  |  |  |  |  |  |           |           |      |   |    |  |        |                             |  |  |  |  |  |  |                            |  |  |  |  |  |  |
|                               |             |              |                      |           |           |             |                |                |                |                    |         |             |        |         | LAND:1:1: PART OF LOT FLOODS   |                |            |                             |            |                          |      |        |    |        |                   |         |           |          |           |         |            |           |           |            |   |     |  |        |                            |  |  |  |  |  |  |                    |  |  |  |  |  |  |           |           |      |   |    |  |        |                             |  |  |  |  |  |  |                            |  |  |  |  |  |  |
|                               |             |              |                      |           |           |             |                |                |                |                    |         |             |        |         | <table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>                           |                |            |                             | PERMIT NUM | DESCRIPTION              | AMT  | ISSUED |    |        |                   |         |           |          |           |         |            |           |           |            |   |     |  |        |                            |  |  |  |  |  |  |                    |  |  |  |  |  |  |           |           |      |   |    |  |        |                             |  |  |  |  |  |  |                            |  |  |  |  |  |  |
| PERMIT NUM                    | DESCRIPTION | AMT          | ISSUED               |           |           |             |                |                |                |                    |         |             |        |         |  |                |            |                             |            |                          |      |        |    |        |                   |         |           |          |           |         |            |           |           |            |   |     |  |        |                            |  |  |  |  |  |  |                    |  |  |  |  |  |  |           |           |      |   |    |  |        |                             |  |  |  |  |  |  |                            |  |  |  |  |  |  |
|                               |             |              |                      |           |           |             |                |                |                |                    |         |             |        |         |  |                |            |                             |            |                          |      |        |    |        |                   |         |           |          |           |         |            |           |           |            |   |     |  |        |                            |  |  |  |  |  |  |                    |  |  |  |  |  |  |           |           |      |   |    |  |        |                             |  |  |  |  |  |  |                            |  |  |  |  |  |  |
|                               |             |              |                      |           |           |             |                |                |                |                    |         |             |        |         |  |                |            |                             |            |                          |      |        |    |        |                   |         |           |          |           |         |            |           |           |            |   |     |  |        |                            |  |  |  |  |  |  |                    |  |  |  |  |  |  |           |           |      |   |    |  |        |                             |  |  |  |  |  |  |                            |  |  |  |  |  |  |
|                               |             |              |                      |           |           |             |                |                |                |                    |         |             |        |         |  |                |            |                             |            |                          |      |        |    |        |                   |         |           |          |           |         |            |           |           |            |   |     |  |        |                            |  |  |  |  |  |  |                    |  |  |  |  |  |  |           |           |      |   |    |  |        |                             |  |  |  |  |  |  |                            |  |  |  |  |  |  |
|                               |             |              |                      |           |           |             |                |                |                |                    |         |             |        |         |  |                |            |                             |            |                          |      |        |    |        |                   |         |           |          |           |         |            |           |           |            |   |     |  |        |                            |  |  |  |  |  |  |                    |  |  |  |  |  |  |           |           |      |   |    |  |        |                             |  |  |  |  |  |  |                            |  |  |  |  |  |  |
|                               |             |              |                      |           |           |             |                |                |                |                    |         |             |        |         |  |                |            |                             |            |                          |      |        |    |        |                   |         |           |          |           |         |            |           |           |            |   |     |  |        |                            |  |  |  |  |  |  |                    |  |  |  |  |  |  |           |           |      |   |    |  |        |                             |  |  |  |  |  |  |                            |  |  |  |  |  |  |
|                               |             |              |                      |           |           |             |                |                |                |                    |         |             |        |         |  |                |            |                             |            |                          |      |        |    |        |                   |         |           |          |           |         |            |           |           |            |   |     |  |        |                            |  |  |  |  |  |  |                    |  |  |  |  |  |  |           |           |      |   |    |  |        |                             |  |  |  |  |  |  |                            |  |  |  |  |  |  |
|                               |             |              |                      |           |           |             |                |                |                |                    |         |             |        |         |  |                |            |                             |            |                          |      |        |    |        |                   |         |           |          |           |         |            |           |           |            |   |     |  |        |                            |  |  |  |  |  |  |                    |  |  |  |  |  |  |           |           |      |   |    |  |        |                             |  |  |  |  |  |  |                            |  |  |  |  |  |  |
|                               |             |              |                      |           |           |             |                |                |                |                    |         |             |        |         |  |                |            |                             |            |                          |      |        |    |        |                   |         |           |          |           |         |            |           |           |            |   |     |  |        |                            |  |  |  |  |  |  |                    |  |  |  |  |  |  |           |           |      |   |    |  |        |                             |  |  |  |  |  |  |                            |  |  |  |  |  |  |
|                               |             |              |                      |           |           |             |                |                |                |                    |         |             |        |         |  |                |            |                             |            |                          |      |        |    |        |                   |         |           |          |           |         |            |           |           |            |   |     |  |        |                            |  |  |  |  |  |  |                    |  |  |  |  |  |  |           |           |      |   |    |  |        |                             |  |  |  |  |  |  |                            |  |  |  |  |  |  |
|                               |             |              |                      |           |           |             |                |                |                |                    |         |             |        |         |  |                |            |                             |            |                          |      |        |    |        |                   |         |           |          |           |         |            |           |           |            |   |     |  |        |                            |  |  |  |  |  |  |                    |  |  |  |  |  |  |           |           |      |   |    |  |        |                             |  |  |  |  |  |  |                            |  |  |  |  |  |  |
|                               |             |              |                      |           |           |             |                |                |                |                    |         |             |        |         | <b>SALES DATA</b><br><table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1546/2601</td> <td>8/07/2025</td> <td>WD Q</td> <td>V</td> <td>01</td> <td></td> <td>30,000</td> </tr> <tr> <td colspan="7">GRANTOR: GUERRERO WALFER A</td> </tr> <tr> <td colspan="7">GRANTEE: DIAZ MARK</td> </tr> <tr> <td>1470/2668</td> <td>6/28/2022</td> <td>WD U</td> <td>V</td> <td>34</td> <td></td> <td>18,000</td> </tr> <tr> <td colspan="7">GRANTOR: JEAN WOODLANDS LLC</td> </tr> <tr> <td colspan="7">GRANTEE: GUERRERO WALFER A</td> </tr> </tbody> </table> |                |            |                             |            |                          |      |        |    |        | OFF RECORD Number | DATE    | TYPE INST | Q U      | V I       | RSN CD  | SALE PRICE | 1546/2601 | 8/07/2025 | WD Q       | V | 01  |  | 30,000 | GRANTOR: GUERRERO WALFER A |  |  |  |  |  |  | GRANTEE: DIAZ MARK |  |  |  |  |  |  | 1470/2668 | 6/28/2022 | WD U | V | 34 |  | 18,000 | GRANTOR: JEAN WOODLANDS LLC |  |  |  |  |  |  | GRANTEE: GUERRERO WALFER A |  |  |  |  |  |  |
| OFF RECORD Number             | DATE        | TYPE INST    | Q U                  | V I       | RSN CD    | SALE PRICE  |                |                |                |                    |         |             |        |         |  |                |            |                             |            |                          |      |        |    |        |                   |         |           |          |           |         |            |           |           |            |   |     |  |        |                            |  |  |  |  |  |  |                    |  |  |  |  |  |  |           |           |      |   |    |  |        |                             |  |  |  |  |  |  |                            |  |  |  |  |  |  |
| 1546/2601                     | 8/07/2025   | WD Q         | V                    | 01        |           | 30,000      |                |                |                |                    |         |             |        |         |  |                |            |                             |            |                          |      |        |    |        |                   |         |           |          |           |         |            |           |           |            |   |     |  |        |                            |  |  |  |  |  |  |                    |  |  |  |  |  |  |           |           |      |   |    |  |        |                             |  |  |  |  |  |  |                            |  |  |  |  |  |  |
| GRANTOR: GUERRERO WALFER A    |             |              |                      |           |           |             |                |                |                |                    |         |             |        |         |  |                |            |                             |            |                          |      |        |    |        |                   |         |           |          |           |         |            |           |           |            |   |     |  |        |                            |  |  |  |  |  |  |                    |  |  |  |  |  |  |           |           |      |   |    |  |        |                             |  |  |  |  |  |  |                            |  |  |  |  |  |  |
| GRANTEE: DIAZ MARK            |             |              |                      |           |           |             |                |                |                |                    |         |             |        |         |  |                |            |                             |            |                          |      |        |    |        |                   |         |           |          |           |         |            |           |           |            |   |     |  |        |                            |  |  |  |  |  |  |                    |  |  |  |  |  |  |           |           |      |   |    |  |        |                             |  |  |  |  |  |  |                            |  |  |  |  |  |  |
| 1470/2668                     | 6/28/2022   | WD U         | V                    | 34        |           | 18,000      |                |                |                |                    |         |             |        |         |  |                |            |                             |            |                          |      |        |    |        |                   |         |           |          |           |         |            |           |           |            |   |     |  |        |                            |  |  |  |  |  |  |                    |  |  |  |  |  |  |           |           |      |   |    |  |        |                             |  |  |  |  |  |  |                            |  |  |  |  |  |  |
| GRANTOR: JEAN WOODLANDS LLC   |             |              |                      |           |           |             |                |                |                |                    |         |             |        |         |  |                |            |                             |            |                          |      |        |    |        |                   |         |           |          |           |         |            |           |           |            |   |     |  |        |                            |  |  |  |  |  |  |                    |  |  |  |  |  |  |           |           |      |   |    |  |        |                             |  |  |  |  |  |  |                            |  |  |  |  |  |  |
| GRANTEE: GUERRERO WALFER A    |             |              |                      |           |           |             |                |                |                |                    |         |             |        |         |  |                |            |                             |            |                          |      |        |    |        |                   |         |           |          |           |         |            |           |           |            |   |     |  |        |                            |  |  |  |  |  |  |                    |  |  |  |  |  |  |           |           |      |   |    |  |        |                             |  |  |  |  |  |  |                            |  |  |  |  |  |  |
| TOTALS                        |             |              |                      |           |           |             |                |                |                |                    |         |             |        |         | <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/20/2024</td> <td></td> <td>MLU</td> </tr> </tbody> </table>  |                |            |                             |            |                          |      |        |    |        | BLD DATE          | XF DATE | INC DATE  | LGL DATE | LAND DATE | AG DATE |            |           |           | 05/20/2024 |   | MLU |  |        |                            |  |  |  |  |  |  |                    |  |  |  |  |  |  |           |           |      |   |    |  |        |                             |  |  |  |  |  |  |                            |  |  |  |  |  |  |
| BLD DATE                      | XF DATE     | INC DATE     | LGL DATE             | LAND DATE | AG DATE   |             |                |                |                |                    |         |             |        |         |  |                |            |                             |            |                          |      |        |    |        |                   |         |           |          |           |         |            |           |           |            |   |     |  |        |                            |  |  |  |  |  |  |                    |  |  |  |  |  |  |           |           |      |   |    |  |        |                             |  |  |  |  |  |  |                            |  |  |  |  |  |  |
|                               |             |              | 05/20/2024           |           | MLU       |             |                |                |                |                    |         |             |        |         |  |                |            |                             |            |                          |      |        |    |        |                   |         |           |          |           |         |            |           |           |            |   |     |  |        |                            |  |  |  |  |  |  |                    |  |  |  |  |  |  |           |           |      |   |    |  |        |                             |  |  |  |  |  |  |                            |  |  |  |  |  |  |
| 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 |                   |         |           |          |           |         |            |           |           |            |   |     |  |        |                            |  |  |  |  |  |  |                    |  |  |  |  |  |  |           |           |      |   |    |  |        |                             |  |  |  |  |  |  |                            |  |  |  |  |  |  |
| 1                             | 0000        | C            | VAC RES              | 0         |           | 00          | 0.00           | 0.00           | 4.01           | AC                 |         | 1.00        | 1.00   | 0.90    | 10,000.00  | 9,000.00       | 36,090     |                             |            |                          |      |        |    |        |                   |         |           |          |           |         |            |           |           |            |   |     |  |        |                            |  |  |  |  |  |  |                    |  |  |  |  |  |  |           |           |      |   |    |  |        |                             |  |  |  |  |  |  |                            |  |  |  |  |  |  |
| REVIEW DATE 05/20/2024 BY MLU |             |              |                      |           |           |             |                |                |                |                    |         |             |        |         | Total Acres: 4.01 Total Land Value: 36,090 Market: 0 Agricultural: 0 Common: 36,090 PRINTED 11/20/2025 BY SYS  |                |            |                             |            |                          |      |        |    |        |                   |         |           |          |           |         |            |           |           |            |   |     |  |        |                            |  |  |  |  |  |  |                    |  |  |  |  |  |  |           |           |      |   |    |  |        |                             |  |  |  |  |  |  |                            |  |  |  |  |  |  |