E1/2 OF NE1/4 & E1/2 OF SE1/4
EX 9.12 AC DESC IN WD 1387-437.

W ARROW BAR RANCH LLC
22865 NW CR 236
HIGH SPRINGS, FL 32643

2025

10-7S-16-04169-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9101	Solar Energy	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10716.00	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

981 SW FRY AVE, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	45,525
TOTAL LAND VALUE - MARKET	754,400
TOTAL MARKET VALUE	799,925
SOH/AGL Deduction	343,197
ASSESSED VALUE	456,728
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	456,728
TOTAL JUST VALUE	799,925
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	799,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38435	PUMP/UTPOL	0	08/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1315/1765	5/24/2016	WD	U	V	30	100
GRANTOR: DANIEL SLADE WILLIAMS						
GRANTEE: W ARROW BAR RANCH L						
1315/1758	5/24/2016	WD	U	V	30	100
GRANTOR: DANIEL SLADE WILLIAMS						
GRANTEE: STARLA D WILLIAMS						

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
1	0140	CLFENCE 6	0	0	0	0	6,070.00	UT	7.50	7.50	100	2021	2020		100	45,525	

LAND DESCRIPTION

TOTAL OB/XF 45,525

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	9101	C	Solar Energy	0		A-1	0.00	0.00	150.88	AC		1.00	1.00	1.00	5,000.00	5,000.00	754,400							

REVIEW DATE 06/29/2015 BY DF Total Acres: 150.88 Total Land Value: 754,400 Market: 0 Agricultural: 0 Common: 754,400 PRINTED 08/05/2025 BY SYS