

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

2026

11-7S-16-04182-003

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1					3
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY											
																								VALUATION BY					STANDARD						
																								Tax Group: 3					Tax Dist:						
																								BUILDING MARKET VALUE					0						
																								TOTAL MARKET OB/XF VALUE					36,000						
																								TOTAL LAND VALUE - MARKET					650,000						
																								TOTAL MARKET VALUE					686,000						
																								SOH/AGL Deduction					257,418						
																								ASSESSED VALUE					428,582						
																								TOTAL EXEMPTION VALUE					0						
																								BASE TAXABLE VALUE					428,582						
																								TOTAL JUST VALUE					686,000						
																								NCON VALUE					0						
																								INCOME VALUE											
																								PREVIOUS YEAR MKT VALUE					686,000						