LOTS 4,5 & 6 BLK C OLD WIRE FARM
797-1042 DIV CASE #98-727-DR, 87

GPRJ FARMS LLC
5927 BAY HILL CIR
LAKE WORTH, FL 33463

2026

14-6S-16-03818-166

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

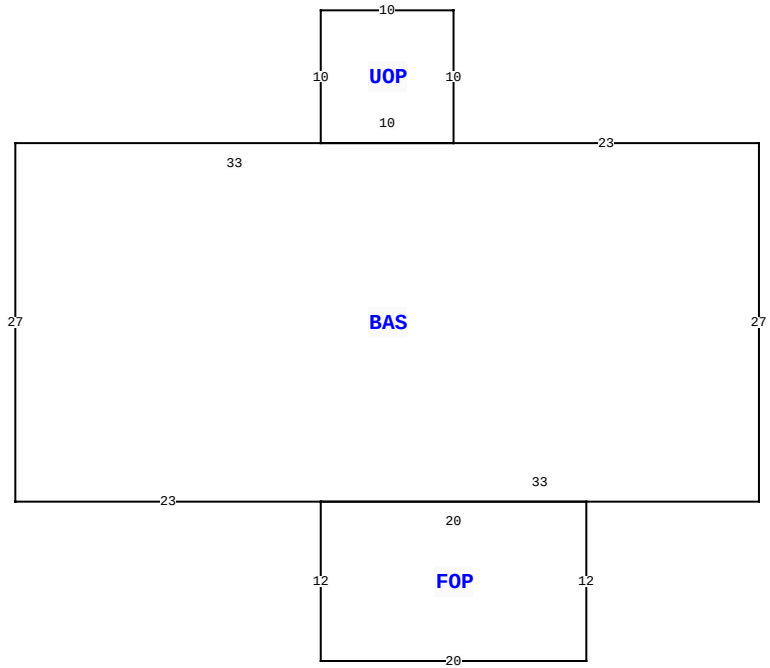
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14616.010 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	89,040
FOP	240	35		84	4,947
UOP	100	25		25	1,472
TOTALS	1,852			1,621	95,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,621	113.9000	107.07	173,560	2002	2002	0	0	0	45.00	55.00

2 MANUF 1 0% - 2022 Heated Area: 1512 HX Base Yr



311 SW PIONEER WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	08/26/2022 SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	95,458
TOTAL MARKET OB/XF VALUE	9,558
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	116,104
SOH/AGL Deduction	11,525
ASSESSED VALUE	104,579
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,579
TOTAL JUST VALUE	225,016
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26259	M H	275	09/21/2007
11894	M H	125	11/22/1996
11840	M H	75	11/07/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1451/1047	10/29/2021	WD	Q	I	05	250,000
GRANTOR: VANNELLI DALE & CATHE						
GRANTEE: GPRJ FARMS LLC						
1071/2297	1/20/2006	WD	U	I	08	60,000
GRANTOR: DONALD PURVIS						
GRANTEE: DALE AND CATHERINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 UOP= N10 W10 S10 E10$ W33 S27 E23 FOP= S12 E20 N12 W20$ E33 N27$.

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	0040	BARN,POLE	0	0	11	15	165.00	UT	2.50	2.50	100	2003	2003	3	100	413	
2	0070	CARPORT UF	0	0	18	21	378.00	UT	2.50	2.50	100	2007	2007	3	100	945	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,558

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	0200	C	MBL HM	0		A-1	0.00	0.00	0.20	LT		1.00	1.00	1.00	40,000.00	40,000.00	8,000							
2	6200	A	PASTURE 3	0			0.00	0.00	11.03	AC		1.00	1.00	1.00	280.00	280.00	3,088							
3	9910	M	MKT.VAL.AG	0					2.80	LT		1.00	1.00	1.00	40,000.00	40,000.00	112,000							

REVIEW DATE 05/26/2015 BY TW Total Acres: 12.03 Total Land Value: 11,088 Market: 112,000 Agricultural: 3,088 Common: 8,000 PRINTED 11/14/2025 BY SYS