

S3/4 OF SW1/4 & N1/2 OF N1/2 OF
SW1/4 OF NW1/4 ALL LYING S OF N
LINE EASEMENT, EX A PARCEL DESC

DENUNE RANCH INC
P O BOX 1733
LAKE CITY, FL 32056

2026

32-5S-16-03745-004



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	PAGE 1 of 1 3												
																VALUATION BY STANDARD														
																Tax Group: 3					Tax Dist:									
																BUILDING MARKET VALUE										0				
																TOTAL MARKET OB/XF VALUE										7,000				
																TOTAL LAND VALUE - MARKET										996,660				
																TOTAL MARKET VALUE										95,494				
																SOH/AGL Deduction										2,713				
																ASSESSED VALUE										92,781				
																TOTAL EXEMPTION VALUE										0				
																BASE TAXABLE VALUE										92,781				
TOTAL JUST VALUE										1,003,660																				
NCON VALUE										0																				
INCOME VALUE																														
PREVIOUS YEAR MKT VALUE										1,003,660																				
DOR CODE						5500TIMBERLAND 80-89																								
MAP NUM						MKT AREA 02																								
NEIGHBORHOOD/LOC						32516.00 1.00/																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																BLD DATE				LGL DATE		04/10/2025		MLU						
EXTRA FEATURES																XF DATE		LAND DATE												
																INC DATE		AG DATE												
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															
1	9945	Well/Sept	0 0	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	160.48	AC		1.00	1.00	1.00	445.00	445.00	71,414													
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	61.00	AC		1.00	1.00	1.00	280.00	280.00	17,080													
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	221.48	AC		1.00	1.00	1.00	4,500.00	4,500.00	996,660													
REVIEW DATE 02/05/2020 BY BC																														
Total Acres: 221.48																														
Total Land Value: 88,494																														
Market: 996,660																														
Agricultural: 88,494																														
Common: 0																														
PRINTED 11/18/2025 BY SYS																														