

AKA PARCEL "13" UNIT 10 THREE RI  
 AN UNREC S/D DESC AS FOLLOWS: CO  
 SEC 26, RUN NW 1798.81 FT, NE 87

WILD WHISPERS OUTPOST LLC  
 951 MCLEAN ST  
 DUNEDIN, FL 34698

2026

00-00-00-00837-213



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									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 1,500 TOTAL MARKET VALUE 1,500 SOH/AGL Deduction 0 ASSESSED VALUE 1,500 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 1,500 TOTAL JUST VALUE 1,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,300											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1540/2141 5/21/2025 WD Q I 05 200,000 GRANTOR: GUTHRIE JUSTIN C GRANTEE: WILD WHISPERS OUTPO 1186/1411 12/22/2009 WD U V 11 100 GRANTOR: THREE RIVERS ESTATES GRANTEE: JUSTIN C GUTHRIE											
DOR CODE 9600 WASTELAND/DUMPS										BLD DATE										LGL DATE											
MAP NUM										XF DATE										LAND DATE 04/14/2026 MLU											
NEIGHBORHOOD/LOC 100000.10 1.00/										INC DATE										AG DATE											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
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																
																BUILDING NOTES															
																BUILDING DIMENSIONS															
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	9600	C	WASTELAND	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,500.00	1,500.00	1,500														
REVIEW DATE 04/14/2026 BY MLU Total Acres: 0.92 Total Land Value: 1,500 Market: 0 Agricultural: 0 Common: 1,500 PRINTED 06/18/2026 BY SYS																															