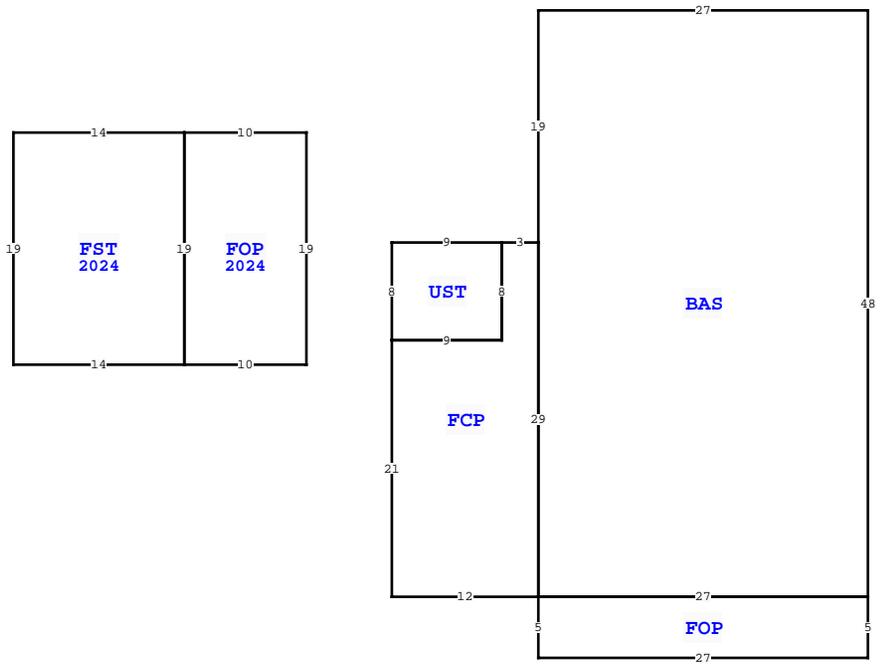


ELEMENT		CD		CONSTRUCTION	
Exterior Wall	19	COMMON BRK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	70		
Interior Floor	06	VINYL ASB	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		1.5	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	02	02	100		
Kitchen Adjus	01	01	100		
Quality	03	03			
DOR CODE	0101	SFRES/SFRES			
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC	1516.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	74,609
FCP	276	25		69	3,972
FOP	135	30		40	2,303
FOP	190	30	2024	57	3,281
FST	266	55	2024	146	8,405
UST	72	45		32	1,842
TOTALS	2,235			1,640	94,412

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,640	91.8176	104.67	171,659	1969	1969	10	0	35.00	55.00
1 SINGLE FAM 0% - 2024 Heated Area: 1296 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 9	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		831,376	
TOTAL MARKET OB/XF VALUE		64,153	
TOTAL LAND VALUE - MARKET		141,400	
TOTAL MARKET VALUE		1,036,929	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,036,929	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,036,929	
TOTAL JUST VALUE		1,036,929	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,026,696	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054976	Electrical Servic		02/09/2026
26798	MAINT/ALTR	35	02/26/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/1223	12/15/2023	WD	Q	I	05	2,400,000
GRANTOR: DIAZ RANCH LLC						
GRANTEE: MONTENEGRO RANCH LL						
1231/1356	1/11/2012	WD	U	I	17	200,000
GRANTOR: MOUNTAINTOP MINISTERIE						
GRANTEE: DIAZ RANCH LLC						

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				
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100					
2	0070	CARPORT UF	0	0	11	20	1.00	UT	0.00	0.00	100	0	0	3	100	200					
3	0021	BARN, FR AE	0	0	24	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,112					
4	0251	LEAN TO W/	0	0	0	10	360.00	UT	3.00	3.00	40	1993	1993	3	40	432					
5	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	75					
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50					
7	0294	SHED WOOD/	0	0	18	12	216.00	UT	7.50	7.50	100	1993	1993	3	100	1,620					
8	0166	CONC, PAVMT	0	0	10	15	150.00	UT	2.25	2.25	100	2009	2009	3	100	338					
9	0251	LEAN TO W/	0	0	7	12	84.00	UT	4.00	4.00	100	2009	2009	3	100	336					
10	0166	CONC, PAVMT	0	0	0	0	1,824.00	UT	2.00	2.00	100	2011	2011	3	100	3,648					
TOTALS												1,824.00	UT	2.00	100	2011	2011	3	100	3,648	

LAND DESCRIPTION												TOTAL OB/XF																						
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	0100	C	SFR	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	20,000																	
2	0100	C	SFR	0		A-1	0.00	0.00	0.36	AC		1.00	1.00	1.00	10,000.00	10,000.00	3,600																	
3	0100	C	SFR	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	20,000																	
4	0100	C	SFR	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	20,000																	
5	0000	C	VAC RES	0					7.78	AC		1.00	1.00	1.00	10,000.00	10,000.00	77,800																	
TOTALS												7.78	AC	1.00	1.00	1.00	10,000.00	10,000.00	77,800															

BUILDING NOTES											
BAS=[ORIG=0,0] W27 S19 S29 E27 N48 \$											
FCP=[ORIG=-27,19] W3 S8 W9 S21 E12 N29 \$											
FOP=[ORIG=-27,48] S5 E27 N5 W27 \$											
UST=[ORIG=-30,19] W9 S8 E9 N8 \$											
FST=[YR=2024;ORIG=-70,10] S19 E14 N19 W14 \$											
FOP=[YR=2024;ORIG=-56,10] S19 E10 N19 W10 \$											

REVIEW DATE												BY											
01/14/2026												JB											
Total Acres: 14.14												Total Land Value: 141,400											
Market: 0												Agricultural: 0											
Common: 141,400												PRINTED 05/08/2026 BY SYS											

COMM NW COR OF NW1/4 OF NE1/4, R
320.49 FT FOR POB, CONT S 368.60
E R/W LITTLE RD, N ALONG R/W 348

MONTENEGRO RANCH LLC
225 EAST DANIA BEACH BLVD
DANIA BEACH, FL 33004

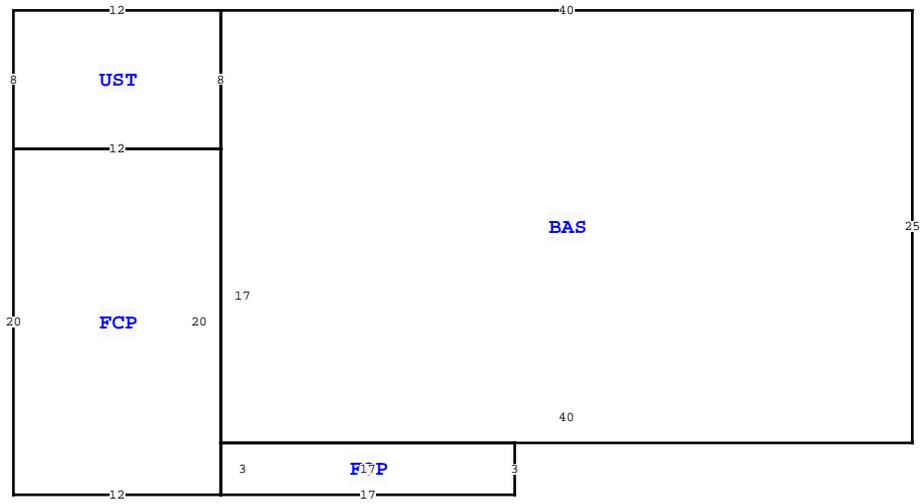
2026

01-5S-16-03402-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	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		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0101	SFRES/SFRES	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,000	100	
FCP	240	25	
FOP	51	30	
UST	96	45	
TOTALS	1,387		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,118	105.3864	120.14	134,317	1969	1969	10	0	0	35.00
2 SINGLE FAM 0% - 2024 Heated Area: 1000 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 2 of 9	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		831,376	
TOTAL MARKET OB/XF VALUE		64,153	
TOTAL LAND VALUE - MARKET		141,400	
TOTAL MARKET VALUE		1,036,929	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,036,929	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,036,929	
TOTAL JUST VALUE		1,036,929	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,026,696	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1505/1223	12/15/2023	WD	Q	I	05	2,400,000
GRANTOR: DIAZ RANCH LLC						
GRANTEE: MONTENEGRO RANCH LL						
1231/1356	1/11/2012	WD	U	I	17	200,000
GRANTOR: MOUNTAINTOP MINISTERIE						
GRANTEE: DIAZ RANCH LLC						

EXTRA FEATURES		1895 SW LITTLE RD, LAKE CITY															
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
11	0282	POOL ENCL	0	0	40	80	3,200.00	UT	15.00	15.00	30	2005	2005	3	30	14,400	
12	0166	CONC, PAVMT	0	0	0	0	43,507.00	UT	2.00	2.00	35	2005	2005	3	35	30,455	
13	0040	BARN, POLE	0	0	10	12	1.00	UT	0.00	0.00	100	0	0	3	100	255	
14	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	337	
15	0040	BARN, POLE	0	0	16	16	1.00	UT	0.00	0.00	100	1994	1994	3	100	320	
16	0280	POOL R/CON	0	0	24	12	288.00	UT	70.00	70.00	100	2005	2005	3	47	9,475	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/15/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W40 UST= W12 S8 E12 N8\$S8 FCP= W12 S20 E12 N20\$ S17 FOP= S3 E17 N3 W17\$ E40 N25\$.	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
55,242																								

COMM NW COR OF NW1/4 OF NE1/4, R
320.49 FT FOR POB, CONT S 368.60
E R/W LITTLE RD, N ALONG R/W 348

MONTENEGRO RANCH LLC
225 EAST DANIA BEACH BLVD
DANIA BEACH, FL 33004

2026

01-5S-16-03402-000



ELEMENT		CD	CONSTRUCTION
Exterior Wall	32		HARDIE BRD 100
Roof Structur	03		GABLE/HIP 100
Roof Cover	12		MODULAR MT 100
Interior Wall	02		WALL BD/WD 100
Interior Floo	15		HARDTILE 100
Air Condition	03		CENTRAL 100
Heating Type	04		AIR DUCTED 100
Bedrooms			0 100
Bathrooms			0 100
Frame	02		WOOD FRAME 100
Stories	1.5		1.5 100
Architectual	05		CONV 100
Units			0 100
Condition Adj	03		03 100
Quality	05	05	
DOR CODE	0101 SFRES/SFRES		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1516.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	360	100	
BAS	990	100	
BAS	1,360	100	
FCP	1,050	25	
TOTALS	3,760		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,972	105.0000	119.70	355,748	2005	2005	10	0	20.00	70.00

3 SINGLE FAM 0% - 2024 Heated Area: 2710 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 3 of 9	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		831,376	
TOTAL MARKET OB/XF VALUE		64,153	
TOTAL LAND VALUE - MARKET		141,400	
TOTAL MARKET VALUE		1,036,929	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,036,929	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,036,929	
TOTAL JUST VALUE		1,036,929	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,026,696	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/1223	12/15/2023	WD	Q	I	05	2,400,000
GRANTOR: DIAZ RANCH LLC						
GRANTEE: MONTENEGRO RANCH LL						
1231/1356	1/11/2012	WD	U	I	17	200,000
GRANTOR: MOUNTAINTOP MINISTERIE						
GRANTEE: DIAZ RANCH LLC						

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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/15/2026	MLU

BUILDING NOTES	
BAS=[ORIG=0,-30] N14 W80 S14 E15 S8 E10 N8 E10 S8 E10 N8 E15 \$	
FCP=[ORIG=0,30] E35 N30 W35 S30 \$	
BAS=[ORIG=0,0] W33 S30 E33 N30 \$	
BAS=[ORIG=35,30] E12 N30 W12 S30 \$	
PTR=[ORIG=0,0] N30 S30 \$	

LAND DESCRIPTION															TOTAL OB/XF									
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

