COMM SW COR OF W1/2, RUN N
2185.08 FT FOR POB, CONT N
981.27 FT, E 2004.15 FT, S

KATIE R SANTOS
541 SW 72ND AVENUE
PEMBROKE PINES, FL 33023

2026

01-6S-15-00497-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1615.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

640 SW SPRUCE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	49,000
TOTAL LAND VALUE - MARKET	286,770
TOTAL MARKET VALUE	63,651
SOH/AGL Deduction	1,072
ASSESSED VALUE	62,579
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,579
TOTAL JUST VALUE	335,770
NCON VALUE	45,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	238,630

SALE:1:1: 53.64 AC HEIR PROPERTY (WILL)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37559	PUMP/UTPOL	50	12/19/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1384/2472	5/03/2019	QC	U	V	11	100
GRANTOR: PATRICK NICOLE						
GRANTEE: KATIE R SANTOS						
1384/2449	5/03/2019	QC	U	V	11	100
GRANTOR: SOUTH FLORIDA OUTFITT						
GRANTEE: PATRICK NICOLE						

BUILDING NOTES

BUILDING DIMENSIONS

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
2	0060	CARPORT F	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2026	2025		100	5,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	40,000.00	40,000.00	100	2026	2025		100	40,000	

LAND DESCRIPTION

TOTAL OB/XF 49,000

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	5600	A	TIMBER 3	0		00	0.00	0.00	52.14	AC		1.00	1.00	1.00	281.00	281.00	14,651							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	52.14	AC		1.00	1.00	1.00	5,500.00	5,500.00	286,770							

REVIEW DATE 04/24/2026 BY JB Total Acres: 52.14 Total Land Value: 14,651 Market: 286,770 Agricultural: 14,651 Common: 0 PRINTED 06/23/2026 BY SYS