E3/4 OF N1/2 LYING W OF RIVER &

TIITF/DEP-REC & PARKS
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-3000

2027

02-7S-17-09867-000

BUILDING CHARACTERISTICS

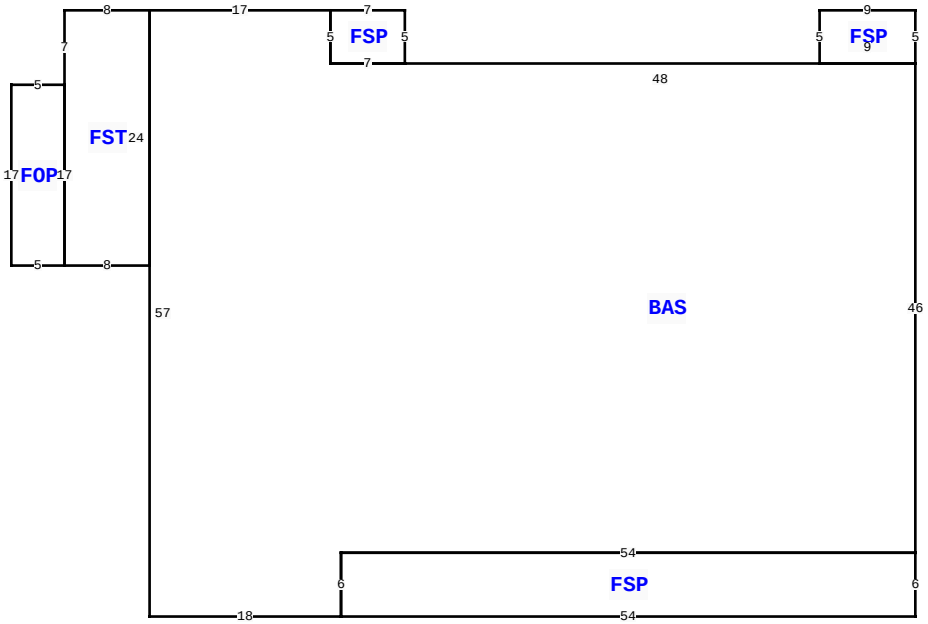
ELEMENT	CD	CONSTRUCTION
Exterior Wall	21	STONE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	10	TERRAZZO 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	8710	STATE TIITF
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,505	100		3,505	57,903
FOP	85	30		26	430
FSP	35	40		14	232
FSP	45	40		18	298
FSP	324	40		130	2,148
FST	192	50		96	1,586
TOTALS	4,186			3,789	62,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5800	04	3,789	61.1820	33.04	125,189	1976	1976	0	0	0	50.00	50.00

1 REC FACIL 0% - 0 Heated Area: 3505 HX Base Yr



1861 SE OLENO RD, HIGH SPRINGS

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 4 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		245,331
TOTAL MARKET OB/XF VALUE		182,175
TOTAL LAND VALUE - MARKET		1,074,465
TOTAL MARKET VALUE		1,501,971
SOH/AGL Deduction		0
ASSESSED VALUE		1,501,971
TOTAL EXEMPTION VALUE	05	1,501,971
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,501,971
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,504,693

BLDG:4:1: RANGER'S HOME

BLDG:3:1: RANGER'S HOME

XFOB:29:1: 2- BATHS

XFOB:28:1: BATH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056280	Remodel	85,000	08/06/2026
000052391	Remodel	426,000	02/20/2025
000048749	Remodel	249,652	11/29/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N5 W9 S5 E9$ BAS= W48 FSP= N5 W7 S5 E7$ W7 N5 W17 FST= W8 S7 FOP= W5 S17 E5 N17$ S17 E8 N24$ S57 E18 FSP= E54 N6 W54 S6$ N6 E54 N46$.

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	0294	SHED WOOD/	0	0	11	13	143.00	UT	3.30	3.30	100	0	0	3	100	472	
2	0294	SHED WOOD/	0	0	12	27	324.00	UT	3.30	3.30	100	0	0	3	100	1,069	
3	0294	SHED WOOD/	0	0	8	24	1.00	UT	0.00	0.00	100	0	0	3	100	200	
4	0294	SHED WOOD/	0	0	8	24	1.00	UT	0.00	0.00	100	0	0	3	100	200	
5	0296	SHED METAL	0	0	11	22	242.00	UT	3.30	3.30	100	0	0	3	100	799	
6	0296	SHED METAL	0	0	10	12	120.00	UT	3.30	3.30	100	0	0	3	100	396	
7	0040	BARN,POLE	0	0	26	50	1,300.00	UT	2.00	2.00	100	0	0	3	100	2,600	
8	0040	BARN,POLE	0	0	20	13	260.00	UT	2.00	2.00	100	0	0	3	100	520	
9	0040	BARN,POLE	0	0	20	13	260.00	UT	2.00	2.00	100	0	0	3	100	520	
10	0040	BARN,POLE	0	0	24	64	1,536.00	UT	2.00	2.00	100	0	0	3	100	3,072	

TOTAL OB/XF 9,848

LAND DESCRIPTION

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	8200	C	FOREST	0		A-1	0.00	0.00	238.77	AC		1.00	1.00	1.00	4,500.00	4,500.00	1,074,465							

REVIEW DATE 05/01/2026 BY robin Total Acres: 238.77 Total Land Value: 1,074,465 Market: 0 Agricultural: 0 Common: 1,074,465 PRINTED 11/17/2026 BY SYS

E3/4 OF N1/2 LYING W OF RIVER &

TIITF/DEP-REC & PARKS
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-3000

2027

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BUILDING CHARACTERISTICS

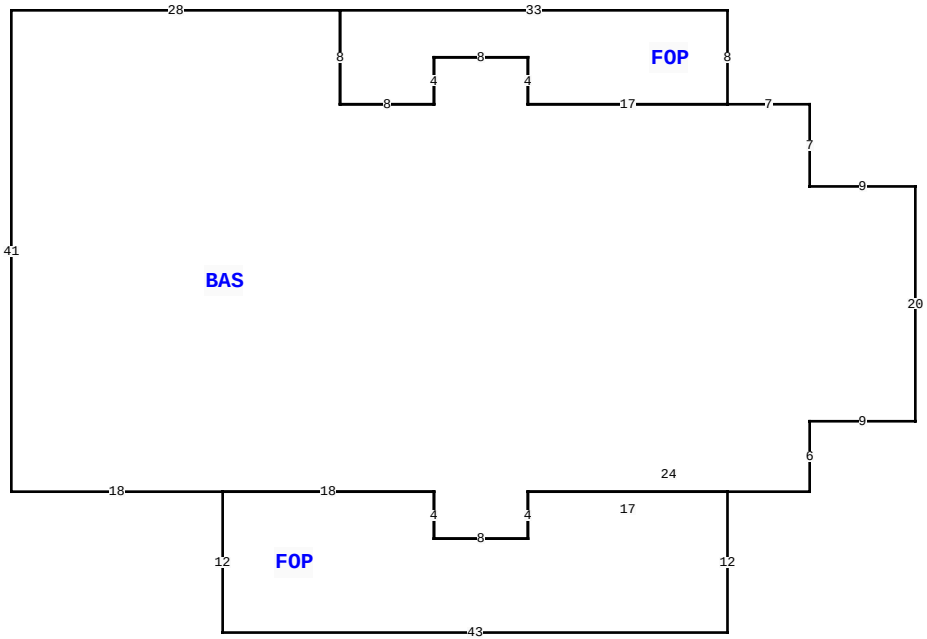
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		1 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	8710	STATE TIITF
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,712	100		2,712	30,307
FOP	232	30		70	783
FOP	484	30		145	1,621
TOTALS	3,428			2,927	32,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5800	04	2,927	41.3920	22.35	65,418	1934	1934	0	0	0	50.00	50.00

2 REC FACIL 0% - 0 Heated Area: 2712 HX Base Yr



1861 SE OLENO RD, HIGH SPRINGS

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

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
11	0040	BARN,POLE	0	0	20	22	440.00	UT	2.00	2.00	100	0	0	3	100	880	
12	0040	BARN,POLE	0	0	12	35	420.00	UT	2.00	2.00	100	0	0	3	100	840	
13	0020	BARN,FR	0	0	12	24	288.00	UT	3.30	3.30	100	0	0	3	100	950	
14	0020	BARN,FR	0	0	10	12	120.00	UT	3.30	3.30	100	0	0	3	100	396	
15	0261	PRCH, UOP	0	0	10	10	100.00	UT	1.50	1.50	100	0	0	3	100	150	
16	0261	PRCH, UOP	0	0	10	44	440.00	UT	1.05	1.05	100	0	0	3	100	462	
17	0010	BARN,BLK	0	0	8	16	128.00	UT	9.30	9.30	100	0	0	3	100	1,190	
18	0070	CARPORT UF	0	0	13	22	286.00	UT	1.75	1.75	100	0	0	3	100	501	
19	0260	PAVEMENT-A	0	0	135	400	54,000.00	UT	0.90	0.90	100	0	0	3	100	48,600	
20	0297	SHED CONCR	0	0	14	24	1.00	UT	0.00	0.00	100	0	0	3	100	25,704	

TOTAL OB/XF 79,673

LAND DESCRIPTION

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

REVIEW DATE 05/01/2026 BY robin Total Acres: 238.77 Total Land Value: 1,074,465 Market: 0 Agricultural: 0 Common: 1,074,465 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

PAGE 2 of 4 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		245,331
TOTAL MARKET OB/XF VALUE		182,175
TOTAL LAND VALUE - MARKET		1,074,465
TOTAL MARKET VALUE		1,501,971
SOH/AGL Deduction		0
ASSESSED VALUE		1,501,971
TOTAL EXEMPTION VALUE	05	1,501,971
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,501,971
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,504,693

XFOB:27:1: GEN STOVE
XFOB:26:1: TOD SHED
XFOB:25:1: CABIN
XFOB:24:1: CABIN

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S41 E18 FOP= S12 E43 N12 W17 S4 W8 N4 W18$ E18 S4 E8 N4 E24 N6 E9 N20 W9 N7 W7 FOP= N8 W33 S8 E8 N4 E8 S4 E17$ W17 N4 W8 S4 W8 N8$.

E3/4 OF N1/2 LYING W OF RIVER &

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BUILDING CHARACTERISTICS

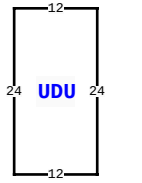
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	8710	STATE TIITF
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2717.00	1.00/

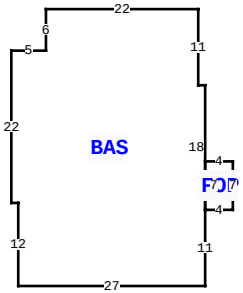
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,067	100		1,067	88,795
FOP	28	30		8	666
UDU	288	55		158	13,149
TOTALS	1,383			1,233	102,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,233	116.3880	128.03	157,861	1976	1976	0	0	0	35.00	65.00

3 SINGLE FAM 0% - 0 Heated Area: 1067 HX Base Yr





1861 SE OLENO RD, HIGH SPRINGS

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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 4 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		245,331
TOTAL MARKET OB/XF VALUE		182,175
TOTAL LAND VALUE - MARKET		1,074,465
TOTAL MARKET VALUE		1,501,971
SOH/AGL Deduction		0
ASSESSED VALUE		1,501,971
TOTAL EXEMPTION VALUE	05	1,501,971
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,501,971
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,504,693

XFOB:23:1: 3 UNITS
XFOB:22:1: CABIN
XFOB:21:1: INFIRMARY
XFOB:20:1: 9 CABINS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S6 W5 S22 E1 S12 E27N11 FOP= E4 N7 W4 S7$ N18 W1N11$
PTR= N30 UDU= N24 W12 S24 E12$ S30$.

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
21	0297	SHED CONCR	0	0	0	0	752.00	UT	17.00	17.00	100	0	0	3	100	12,784	
22	0297	SHED CONCR	0	0	18	32	576.00	UT	8.50	8.50	100	0	0	3	100	4,896	
23	0297	SHED CONCR	0	0	12	24	1.00	UT	0.00	0.00	100	0	0	3	100	7,344	
24	0297	SHED CONCR	0	0	18	18	324.00	UT	8.50	8.50	100	0	0	3	100	2,754	
25	0297	SHED CONCR	0	0	0	0	472.00	UT	8.50	8.50	100	0	0	3	100	4,012	
26	0297	SHED CONCR	0	0	0	0	869.00	UT	7.50	7.50	100	0	0	3	100	6,518	
27	0297	SHED CONCR	0	0	0	0	500.00	UT	27.50	27.50	100	0	0	3	100	13,750	
28	0297	SHED CONCR	0	0	0	0	408.00	UT	23.50	23.50	100	0	0	3	100	9,588	
29	0297	SHED CONCR	0	0	0	0	646.00	UT	23.50	23.50	100	0	0	3	100	15,181	
30	0297	SHED CONCR	0	0	0	0	324.00	UT	23.50	23.50	100	0	0	3	100	7,614	

LAND DESCRIPTION

TOTAL OB/XF 84,441

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

REVIEW DATE 05/01/2026 BY robin Total Acres: 238.77 Total Land Value: 1,074,465 Market: 0 Agricultural: 0 Common: 1,074,465 PRINTED 11/17/2026 BY SYS

E3/4 OF N1/2 LYING W OF RIVER &

TIITF/DEP-REC & PARKS
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-3000

2027

02-7S-17-09867-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	8710	STATE TIITF

MAP NUM | MKT AREA 02

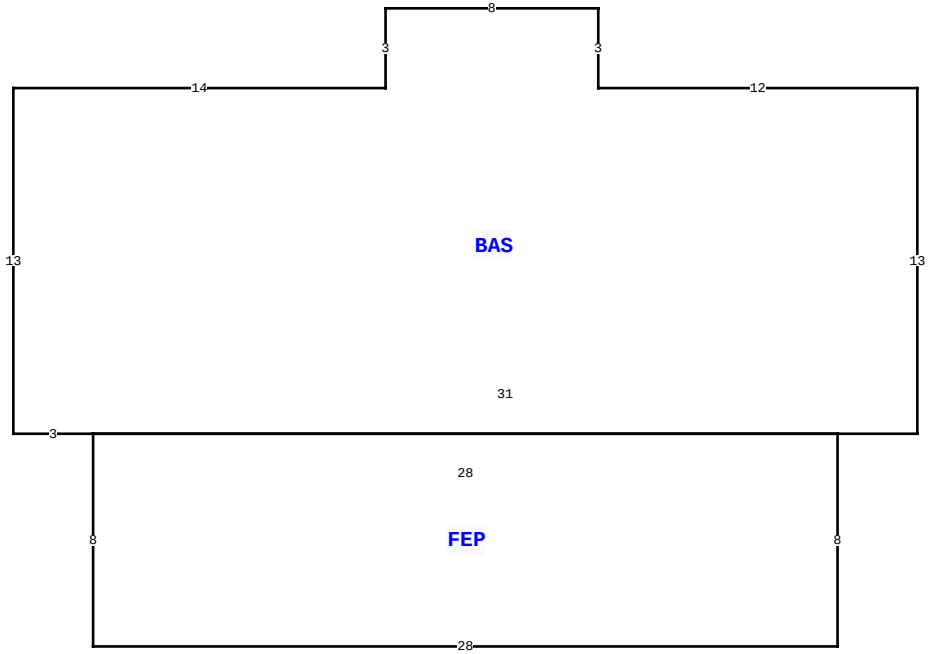
NEIGHBORHOOD/LOC 2717.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	466	100		466	34,258
FEP	224	80		179	13,159
TOTALS	690			645	47,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	645	102.8200	113.10	72,950	1976	1976	0	0	0	35.00	65.00

4 SINGLE FAM 0% - 0 Heated Area: 466 HX Base Yr



1861 SE OLENO RD, HIGH SPRINGS

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

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
31	0010	BARN,BLK	0	0	18	18	324.00	UT	9.30	9.30	100	0	0	3	100	3,013	
32	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
33	0180	FPLC 1STRY	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	0	0	3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 8,213

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

REVIEW DATE 05/01/2026 BY robin Total Acres: 238.77 Total Land Value: 1,074,465 Market: 0 Agricultural: 0 Common: 1,074,465 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		245,331
TOTAL MARKET OB/XF VALUE		182,175
TOTAL LAND VALUE - MARKET		1,074,465
TOTAL MARKET VALUE		1,501,971
SOH/AGL Deduction		0
ASSESSED VALUE		1,501,971
TOTAL EXEMPTION VALUE	05	1,501,971
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,501,971
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,504,693

BLDG:2:1: LOG CABIN DANCE HALL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N3 W8 S3 W14 S13 E3 FEP= S8 E28 N8 W28$ E31 N13$.