THOSE PORTIONS OF SW1/4 OF NE1/4 NW1/4, LYING S & W OF ACL RR (AB INTERS OF N LINE OF SE1/4 OF NW1

W ARROW BAR RANCH LLC
22865 NW COUNTY ROAD 236
HIGH SPRINGS, FL 32643

2027

03-7S-16-04121-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3716.00	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

296 SW FRY AVE, 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	0
TOTAL LAND VALUE - MARKET	1,191,150
TOTAL MARKET VALUE	106,012
SOH/AGL Deduction	0
ASSESSED VALUE	106,012
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,012
TOTAL JUST VALUE	1,191,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,191,150

LAND:1:1: DOR 1998

LAND:4:1: 1998 DOR STUDY

LAND:2:1: DOR 1998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055467	Electrical Servic		05/26/2026
000055398	Right-of-Way Acce		04/01/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1315/1765	5/24/2016	WD	U	V	30	100
GRANTOR: DANIEL SLADE WILLIAMS						
GRANTEE: W ARROW BAR RANCH L						
1315/1758	5/24/2016	WD	U	V	30	100
GRANTOR: DANIEL SLADE WILLIAMS						
GRANTEE: STARLA D WILLIAMS						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	238.23	AC		1.00	1.00	1.00	445.00	445.00	106,012							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	238.23	AC		1.00	1.00	1.00	5,000.00	5,000.00	1,191,150							

REVIEW DATE 06/05/2026 BY NH Total Acres: 238.23 Total Land Value: 106,012 Market: 1,191,150 Agricultural: 106,012 Common: 0 PRINTED 11/17/2026 BY SYS