NW1/4 & E1/2, EX 3.01 AC DESC
ORB 539-248 & EX 3.06 AC PRCL
OF LAND & EX RD R/W OFF E SIDE

DENUNE RANCH INC
P O BOX 1733
LAKE CITY, FL 32056

2027

04-6S-16-03770-000

BUILDING CHARACTERISTICS

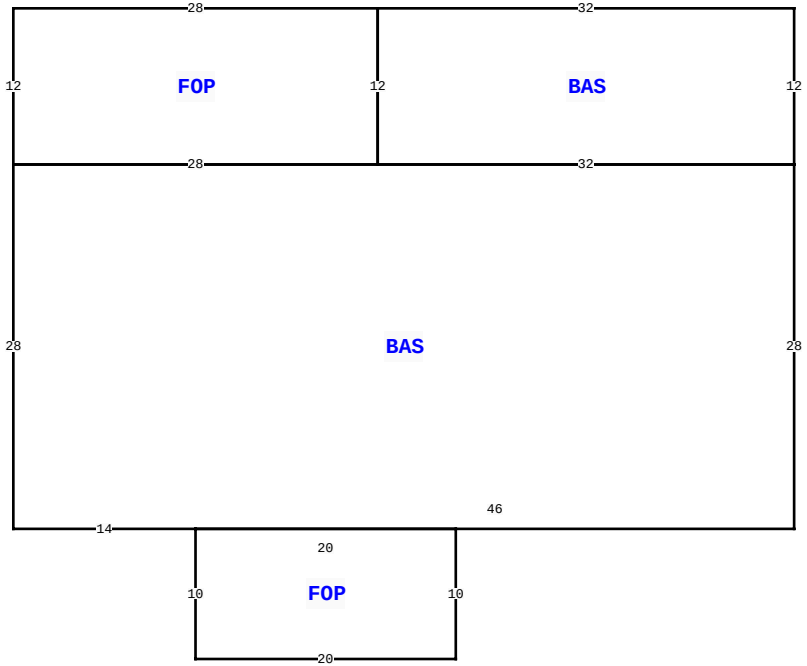
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	4616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100		384	7,691
BAS	1,680	100		1,680	33,647
FOP	200	35		70	1,402
FOP	336	35		118	2,363
TOTALS	2,600			2,252	45,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,252	83.4480	50.07	112,758	1985	1985	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 2064 HX Base Yr



5599 SW HERLONG ST, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	45,103
TOTAL MARKET OB/XF VALUE	55,216
TOTAL LAND VALUE - MARKET	1,719,000
TOTAL MARKET VALUE	256,214
SOH/AGL Deduction	0
ASSESSED VALUE	256,214
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,214
TOTAL JUST VALUE	1,819,319
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,819,319

LAND:7:2: SITE
LAND:7:1: PLANTED PINES YEAR 2000-2001 SLASH PINES
BLDG:2:1: CONCORD MH
XFOB:1:1: CONCORD M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14500	M H	125	09/08/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1180/2420	9/16/2009	TR	Q	I	01	2,531,000
GRANTOR: FT WHITE LAND TRUST						
GRANTEE: DENUNE RANCH INC						
1121/0364	5/29/2007	QC	Q	I	01	100
GRANTOR: BRUCE ROBINSON						
GRANTEE: FT WHITE LAND TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N12 W32 S12 E32$ BAS= W32 FOP= N12 W28 S12 E28$ W28S28 E14 FOP= S10 E20 N10 W20$E46 N28$.

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	9	12	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0294	SHED WOOD/	0	0	24	42	1.00	UT	0.00	0.00	100	0	0	3	100	600	
3	0294	SHED WOOD/	0	0	36	180	1.00	UT	0.00	0.00	100	0	0	3	100	1,600	
4	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	800	
5	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	38,016	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 55,216

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	271.00	AC		1.00	1.00	1.00	445.00	445.00	120,595							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	110.00	AC		1.00	1.00	1.00	280.00	280.00	30,800							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	381.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	1,714,500							

REVIEW DATE 04/23/2026 BY KS Total Acres: 382.00 Total Land Value: 155,895 Market: 1,714,500 Agricultural: 151,395 Common: 4,500 PRINTED 11/17/2026 BY SYS