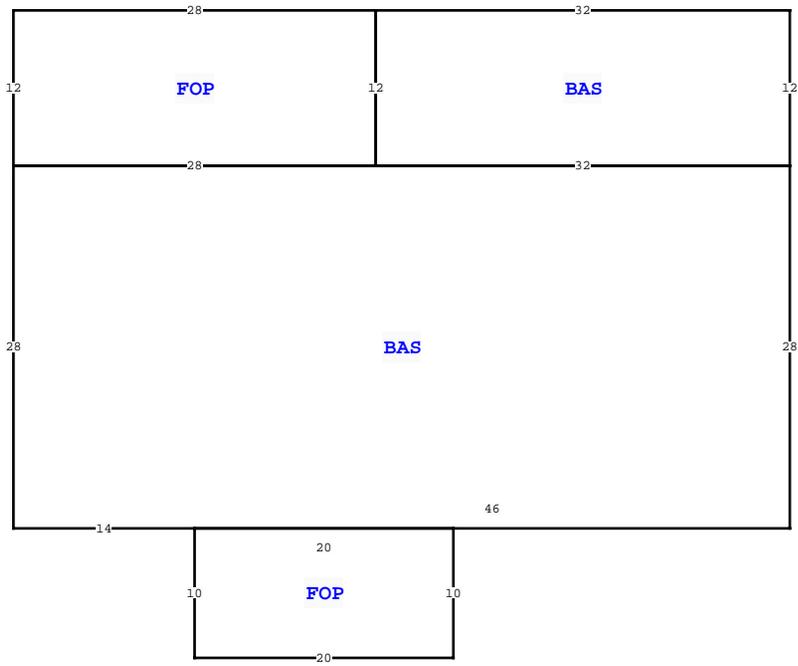




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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
BAS	384	100	
BAS	1,680	100	
FOP	200	35	
FOP	336	35	
TOTALS	2,600		

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	82.0080	49.20	110,798	1985	1985	0	0	60.00	40.00		
2 MOBILE HME 0% - 0 Heated Area: 2064 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			44,319
TOTAL MARKET OB/XF VALUE			55,216
TOTAL LAND VALUE - MARKET			1,719,000
TOTAL MARKET VALUE			255,430
SOH/AGL Deduction			0
ASSESSED VALUE			255,430
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			255,430
TOTAL JUST VALUE			1,818,535
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,818,535
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	Q	I	01	2,531,000
GRANTOR: FT WHITE LAND TRUST						
GRANTEE: DENUNE RANCH INC						
1121/0364	5/29/2007	QC Q	Q	I	01	100
GRANTOR: BRUCE ROBINSON						
GRANTEE: FT WHITE LAND TRUST						

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	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	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	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE	04/10/2025	MLU	
LAND DATE			
AG DATE			

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	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							