SW1/4, EX 11.39 AC DESC IN ORB
1046-510. (THE 11.39 AC IS A
PART OF THE 30.08 AC PRCL

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

2027

04-6S-16-03771-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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
TOTALS					

MARKET ADJUSTMENTS

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

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	552,500
TOTAL MARKET VALUE	45,421
SOH/AGL Deduction	1,673
ASSESSED VALUE	43,748
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,748
TOTAL JUST VALUE	552,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	552,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

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	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	59.00	AC		1.00	1.00	1.00	445.00	445.00	26,255							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	26.00	AC		1.00	1.00	1.00	281.00	281.00	7,306							
4	6200	A	PASTURE 3	0		A-1	0.00	0.00	24.50	AC		1.00	1.00	1.00	280.00	280.00	6,860							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	109.50	AC		1.00	1.00	1.00	5,000.00	5,000.00	547,500							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 110.50 Total Land Value: 45,421 Market: 547,500 Agricultural: 40,421 Common: 5,000 PRINTED 11/17/2026 BY SYS