

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

2026

04-6S-16-03771-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	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 1,975 ASSESSED VALUE 43,446 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 43,446 TOTAL JUST VALUE 552,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 497,250											
																				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											
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										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/07/2026 MLU											
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															
																	TOTAL OB/XF 0														
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	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														