(AKA TRACTS 1, 2 & 3, DEER RUN P
AS FOLLOWS): COMM AT NE COR OF S
RUN W 350.48 FT FOR POB, CONT W

SADDLE UP AT BLACK BEAR RANCH LLC
650 NE FALLOW DR
WHITE SPRINGS, FL 32096

2026

05-1S-17-04492-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	1117.00	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	05/18/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	5,900
SOH/AGL Deduction	0
ASSESSED VALUE	5,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,900
TOTAL JUST VALUE	120,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/280	6/16/2024	QC	U	I	11	100
GRANTOR: KEBLER ROBERT						
GRANTEE: SHEER JANICE S						
1449/1195	10/01/2021	WD	U	I	11	100
GRANTOR: HEITZMAN CONSTRUCTION						
GRANTEE: SADDLE UP AT BLACK						

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
1	0020	BARN, FR	0	0	18	20	1.00	UT	0.00	0.00	100	0	0	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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	6200	A	PASTURE 3	0					20.00	AC		1.00	1.00	1.00	280.00	280.00	5,600							
2	9910	M	MKT.VAL.AG	0					20.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	120,000							

REVIEW DATE 07/16/2015 BY DF Total Acres: 20.00 Total Land Value: 5,600 Market: 120,000 Agricultural: 5,600 Common: 0 PRINTED 06/23/2026 BY SYS