COMM AT SW COR SEC 4, RUN N
1820.26 FT FOR POB, RUN S 66
DG E 1477.02 FT, N 23 DG E

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

2027

05-6S-16-03776-000

BUILDING CHARACTERISTICS

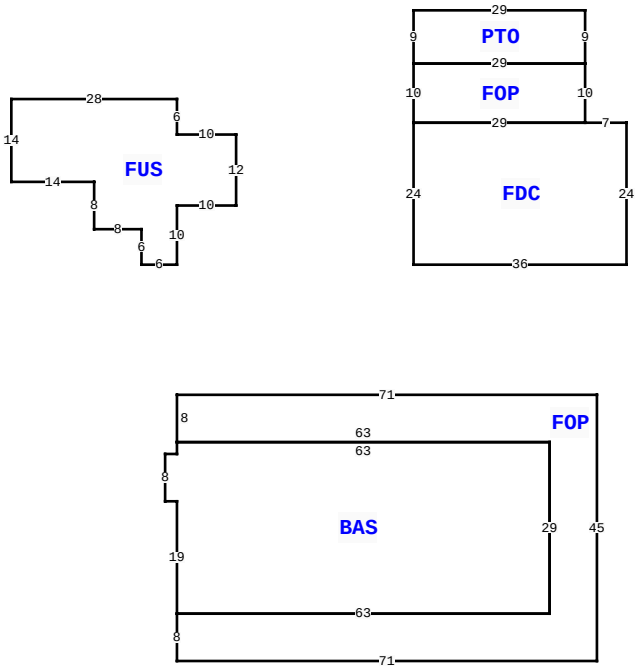
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	5616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,843	100		1,843	178,073
FDC	864	35		302	29,179
FOP	290	30		87	8,406
FOP	1,368	30		410	39,615
FUS	660	100		660	63,770
PTO	261	5		13	1,256
TOTALS	5,286			3,315	320,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,315	129.1764	142.09	471,028	1993	1993	0	0	0	32.00	68.00

1 SINGLE FAM 0% - 0 Heated Area: 2503 HX Base Yr



13354 SW STATE ROAD 47 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0280	POOL R/CON	0	0	20	40	800.00	UT	70.00	70.00	100	1995	1995	3	40	22,400	
3	0166	CONC,PAVMT	0	0	126	20	2,520.00	UT	1.50	1.50	100	2008	2008	3	100	3,780	
4	0166	CONC,PAVMT	0	0	0	0	1,096.00	UT	1.50	1.50	100	1995	1995	3	100	1,644	
5	0020	BARN,FR	0	0	40	36	1,440.00	UT	10.00	10.00	100	1998	1998	3	100	14,400	
6	0020	BARN,FR	0	0	188	32	6,016.00	UT	10.00	10.00	100	1998	1998	3	100	60,160	
7	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	20,000	
8	0010	BARN,BLK	0	0	100	34	3,400.00	UT	10.00	10.00	100	1998	1998	3	100	34,000	
9	0294	SHED WOOD/	0	0	28	26	728.00	UT	20.00	20.00	100	0	0	3	100	14,560	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	320,299
TOTAL MARKET OB/XF VALUE	172,944
TOTAL LAND VALUE - MARKET	800,000
TOTAL MARKET VALUE	560,913
SOH/AGL Deduction	0
ASSESSED VALUE	560,913
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	560,913
TOTAL JUST VALUE	1,293,243
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,299,082

XFOB:8:1: SHED USED AS AN OFFICE WITH WINDOW UNIT

LAND:5:2: PINES

LAND:5:1: PLANTED PINES YEAR 2000-2001 GOOD SITE S

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9635	POOL	100	04/25/1995
6018	SFR	67,000	05/14/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1180/2424	9/16/2009	QC	U	I	11	100
GRANTOR: DAVID M & BONNIE ROBE						
GRANTEE: DENUNE RANCH INC						
1180/2422	9/16/2009	TR	Q	I	01	1,269,100
GRANTOR: DAVID M ROBERTSON AS						
GRANTEE: DENUNE RANCH INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= S2 W2 S8 E2 S19 FOP= S8 E71 N45 W71 S8 E63 S29 W63$E63 N29 W63$ PTR= N30 FUS= N10 E10 N12 W10 N6 W28 S14 E14S8 E8 S6 E6$ S30$ PTR= N30 E40 FDC= E36 N24 W7 FOP= N10PTO= N9 W29 S9 E29$ W29 S10 E29$ W29 S24$ S30 W40$.

LAND DESCRIPTION

TOTAL OB/XF 172,944

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	5,000.00	5,000.00	5,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	110.00	AC		1.00	1.00	1.00	445.00	445.00	48,950							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	49.00	AC		1.00	1.00	1.00	280.00	280.00	13,720							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	159.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	795,000							

REVIEW DATE 05/04/2026 BY JB Total Acres: 160.00 Total Land Value: 67,670 Market: 795,000 Agricultural: 62,670 Common: 5,000 PRINTED 11/17/2026 BY SYS