SW1/4 OF SE1/4 AS LIES E OF W R/W OF ABANDONED ACL RR R/W, & E1/4 & N1/2 OF NW1/4 & NW1/4

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

2027

05-6S-16-03776-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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
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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,181,250
TOTAL MARKET VALUE	97,761
SOH/AGL Deduction	0
ASSESSED VALUE	97,761
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,761
TOTAL JUST VALUE	1,181,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,181,250

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						
1165/1474	1/28/2008	QC	Q	V	01	100
GRANTOR: LOIS PORTER						
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	5500	A	TIMBER 2	0			0.00	0.00	146.50	AC		1.00	1.00	1.00	445.00	445.00	65,192							
2	5600	A	TIMBER 3	0			0.00	0.00	89.00	AC		1.00	1.00	1.00	281.00	281.00	25,009							
3	6200	A	PASTURE 3	0			0.00	0.00	27.00	AC		1.00	1.00	1.00	280.00	280.00	7,560							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	262.50	AC		1.00	1.00	1.00	4,500.00	4,500.00	1,181,250							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 262.50 Total Land Value: 97,761 Market: 1,181,250 Agricultural: 97,761 Common: 0 PRINTED 11/17/2026 BY SYS