COMM AT NE COR OF SEC, RUN S 719 FT TO W R/W OF C R 131 FOR POB, 440.96 FT, E 1284.59 FT TO W R/W

CARTER SHANE AND ALICIA REVOCABLE TRUST AGREEMENT
688 SW ASTER RD
PORT ST LUCIE, FL 34953

2027

06-6S-17-09613-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6617.00	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

9830 SW TUSTENUGGEE AVE, LAKE CITY

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	87,750
TOTAL MARKET VALUE	87,750
SOH/AGL Deduction	0
ASSESSED VALUE	87,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,750
TOTAL JUST VALUE	87,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056403	Storage Building	10,000	10/05/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/1032	1/30/2026	WD	U	V	11	100
GRANTOR: CARTER SHANE						
GRANTEE: CARTER SHANE AND AL						
1521/106	8/07/2024	WD	Q	V	01	147,000
GRANTOR: BRINGGER RICHARD D						
GRANTEE: CARTER SHANE						

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	9900	C	AC NON-AG	0					13.00	AC		1.00	1.00	0.75	9,000.00	6,750.00	87,750							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 13.00 Total Land Value: 87,750 Market: 0 Agricultural: 0 Common: 87,750 PRINTED 11/17/2026 BY SYS