

SE1/4 EX NE1/4 OF SE1/4 & EX THE  
 NW1/4 OF SE1/4 & S1/2 OF NE1/4 E  
 & EX THE E 243.41 FT OF SW1/4 OF

CAREY HAGAN BENEFICIARIES LLC  
 605 SHOREWOOD DR, E408  
 CAPE CANAVERAL, FL 32920

**2026**

06-7S-17-09926-000  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 457,380 TOTAL MARKET VALUE 23,368 SOH/AGL Deduction 0 ASSESSED VALUE 23,368 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 23,368 TOTAL JUST VALUE 457,380 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 415,800											
DOR CODE		5600								TIMBERLAND 70-79																					
MAP NUM										MKT AREA										02											
NEIGHBORHOOD/LOC		6717.00								1.00/																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS															BLD DATE		LGL DATE														
EXTRA FEATURES															XF DATE		LAND DATE		05/07/2026 MLU												
INC DATE																	AG DATE														
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															
																	SALES DATA														
																	OFF RECORD Number DATE TYPE INST Q / V / RSN CD SALE PRICE 1444/1773 8/09/2021 TR U V 19 100 GRANTOR: HAGAN ROBERT B JR GRANTEE: CAREY CAGAN BENEFIC 1444/1771 8/09/2021 TR U V 19 100 GRANTOR: HAGAN CAREY M TRUST GRANTEE: HAGAN ROBERT B														
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
LAND DESCRIPTION										TOTAL OB/XF										0											
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	5600	A	TIMBER 3	0		A-1	0.00	0.00	83.16	AC		1.00	1.00	1.00	281.00	281.00	23,368														
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	83.16	AC		1.00	1.00	1.00	5,500.00	5,500.00	457,380														
REVIEW DATE 05/07/2026 BY MLU Total Acres: 83.16 Total Land Value: 23,368 Market: 457,380 Agricultural: 23,368 Common: 0 PRINTED 06/09/2026 BY SYS																															