

COMM NE COR OF SEC, RUN W 40 FT
 C-131, RUN S 638.44 FT TO NE COR
 TUSTENUGGEE RIDGE S/D, RUN W 683

SASSAFRAS STREET FORT WHITE LLC
 11039 MULLER RD
 FORT PIERCE, FL 34945

2026

07-6S-17-09621-215


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																										
															VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 110,220 TOTAL MARKET VALUE 110,220 SOH/AGL Deduction 5,511 ASSESSED VALUE 104,709 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 104,709 TOTAL JUST VALUE 110,220 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 95,190																																																										
DOR CODE 0000 VACANT															PERMIT NUM 18214 DESCRIPTION M H AMT 125 ISSUED 04/26/2001																																																										
MAP NUM MKT AREA 02															SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1521/1521</td> <td>8/13/2024</td> <td>QC</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: TOTH DANIEL JOSEPH JR GRANTEE: SASSAFRAS STREET FO 1498/732 8/31/2023 WD U V 37 130,000 GRANTOR: SOLID GROUND SALES LL GRANTEE: TOTH DANIEL JOSEPH										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1521/1521	8/13/2024	QC	U	V	11	100																																			
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																																																			
1521/1521	8/13/2024	QC	U	V	11	100																																																																			
NEIGHBORHOOD/LOC 7617.0200 1.00/															<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/06/2026		MLU																																					
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																																																				
			05/06/2026		MLU																																																																				
TOTALS															<table border="1"> <thead> <tr> <th>L N</th> <th>OB/XF CODE</th> <th>DESCRIPTION</th> <th>BLD CAP</th> <th>L</th> <th>W</th> <th>UNITS</th> <th>UT</th> <th>Adj R</th> <th>ADJ UNIT PRICE</th> <th>ORIG COND</th> <th>YEAR ON</th> <th>YEAR ACTUAL</th> <th>Q</th> <th>% COND</th> <th>OB/XF MKT VALUE</th> <th>NOTES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0000</td> <td>C VAC RES</td> <td>0</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>10.02</td> <td>AC</td> <td>1.00</td> <td>1.00</td> <td>1.00</td> <td></td> <td>11,000.00</td> <td></td> </tr> </tbody> </table>										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	1	0000	C VAC RES	0						10.02	AC	1.00	1.00	1.00		11,000.00																
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																																																									
1	0000	C VAC RES	0						10.02	AC	1.00	1.00	1.00		11,000.00																																																										
EXTRA FEATURES															BUILDING NOTES BUILDING DIMENSIONS																																																										
LAND DESCRIPTION															<table border="1"> <thead> <tr> <th>L N</th> <th>USE CODE</th> <th>CLS</th> <th>LAND USE DESCRIPTION</th> <th>CAP</th> <th>R D</th> <th>LOC ZONE</th> <th>FRONT</th> <th>DEPTH</th> <th>TOT LND UTS</th> <th>UNIT TYPE</th> <th>D T</th> <th>DPHT FACT</th> <th>% COND</th> <th>TOT ADJ</th> <th>UNIT PRICE</th> <th>ADJ UNIT PRICE</th> <th>LAND VALUE</th> <th>OTHER ADJUSTMENTS AND NOTES</th> <th>YEAR</th> <th>DENSITY</th> <th>DECL</th> <th>FRZ</th> <th>YR</th> <th>CONSRV</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0000</td> <td>C</td> <td>VAC RES</td> <td>0</td> <td></td> <td></td> <td>0.00</td> <td>0.00</td> <td>10.02</td> <td>AC</td> <td></td> <td>1.00</td> <td>1.00</td> <td>1.00</td> <td>11,000.00</td> <td>11,000.00</td> <td>110,220</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>										L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	1	0000	C	VAC RES	0			0.00	0.00	10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																	
1	0000	C	VAC RES	0			0.00	0.00	10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220																																																								
REVIEW DATE 05/06/2026 BY MLU															Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 05/12/2026 BY SYS																																																										