N1/2 LYING E OF SANTA FE RIVER E
NW1/4 OF NW1/4, RUN S 200 FT, W
RIVER, NW'LY ALONG RIVER BANK 26

CIRCLE M RANCH LLC
4204 CARTNAL AVE
TAMPA, FL 33624

2026

07-7S-16-04153-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

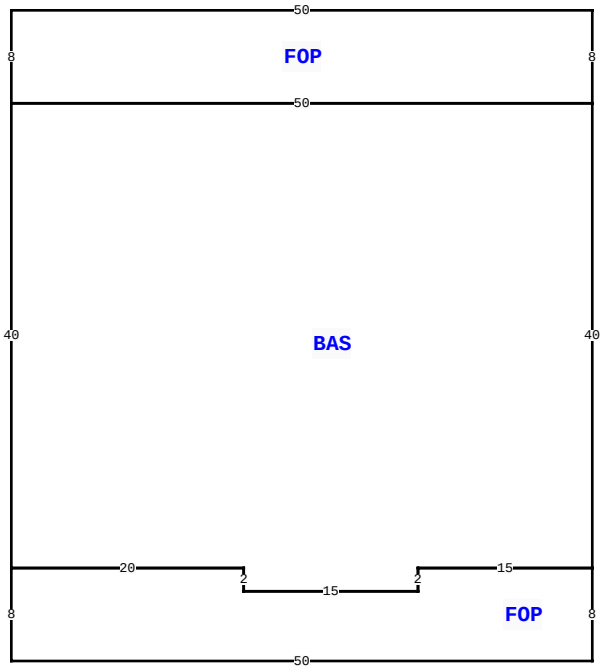
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 7716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,030	100		2,030	266,797
FOP	370	30		111	14,588
FOP	400	30		120	15,772
TOTALS	2,800			2,261	297,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,261	130.3874	146.03	330,174	2015	2015	0	0	0	10.00	90.00

2 SINGLE FAM 0% - 0 Heated Area: 2030 HX Base Yr



4639 SW WILSON SPRINGS RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	297,157
TOTAL MARKET OB/XF VALUE	21,780
TOTAL LAND VALUE - MARKET	1,088,700
TOTAL MARKET VALUE	395,514
SOH/AGL Deduction	0
ASSESSED VALUE	395,514
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	395,514
TOTAL JUST VALUE	1,407,637
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,449,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32668	SFR	803	02/06/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0899/2653	3/24/2000	WD	Q	I		600,000

GRANTOR: RICHARD C COLE
GRANTEE: CIRCLE M RANCH LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N40 FOP= N8 W50 S8 E50$ W50 S40 FOP= S8 E50 N8 W15 S2 W15 N2 W20$ E20 S2 E15 N2 E15$.

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	0030	BARN,MT	0	0	40	40	1.00	UT	0.00	0.00	100	0	0	3	100	7,050	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	665	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	665	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	
5	0030	BARN,MT	0	0	20	25	500.00	UT	9.00	9.00	100	2015	2015	3	100	4,500	
6	0166	CONC,PAVMT	0	0	50	0	1,850.00	UT	2.00	2.00	100	2015	2015	3	100	3,700	
7	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 21,780

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	6200	A	PASTURE 3	0			0.00	0.00	137.74	AC		1.00	1.00	1.00	280.00	280.00	38,567							
3	5500	A	TIMBER 2	0			0.00	0.00	66.00	AC		1.00	1.00	1.00	445.00	445.00	29,370							
4	6200	A	PASTURE 3	0			0.00	0.00	13.00	AC		1.00	1.00	1.00	280.00	280.00	3,640							
5	9910	M	MKT.VAL.AG	0			0.00	0.00	216.74	AC		1.00	1.00	1.00	5,000.00	5,000.00	1,083,700							

REVIEW DATE 06/29/2015 BY DF Total Acres: 217.74 Total Land Value: 76,577 Market: 1,083,700 Agricultural: 71,577 Common: 5,000 PRINTED 03/25/2026 BY SYS