

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

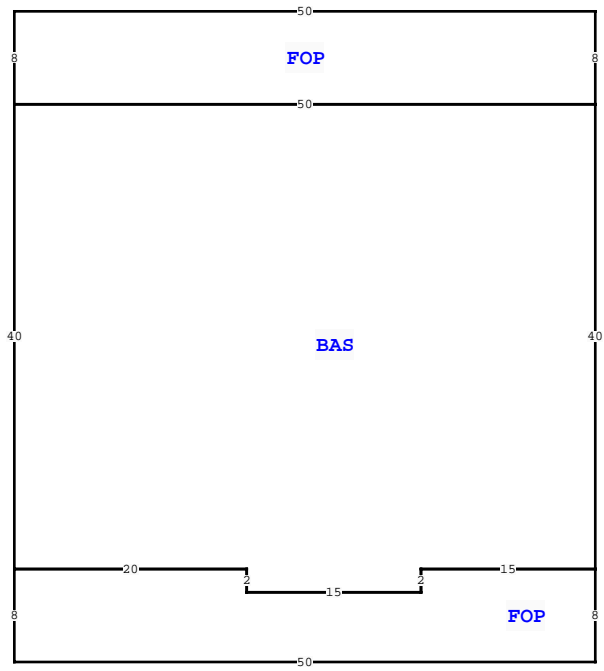
2026

07-7S-16-04153-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	80
Interior Floor	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
Architectural	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
BAS	2,030	100	
FOP	370	30	
FOP	400	30	
TOTALS	2,800		

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	10.00	90.00		
2 SINGLE FAM 0% - 0 Heated Area: 2030 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
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	Q	I		600,000

GRANTOR: RICHARD C COLE
 GRANTEE: CIRCLE M RANCH LLC

BUILDING NOTES													
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																	
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	0030	BARN,MT	0	0	40	40	1.00	UT	0.00	100	0	0	3	100	7,050		
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	100	2014	2014	3	100	665		
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	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										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							