

COMM NE COR OF NW1/4, RUN W 26.5
 CONT W 459.48 FT, S 26 DEG E 579
 FT, N 539.31 FT TO POB.

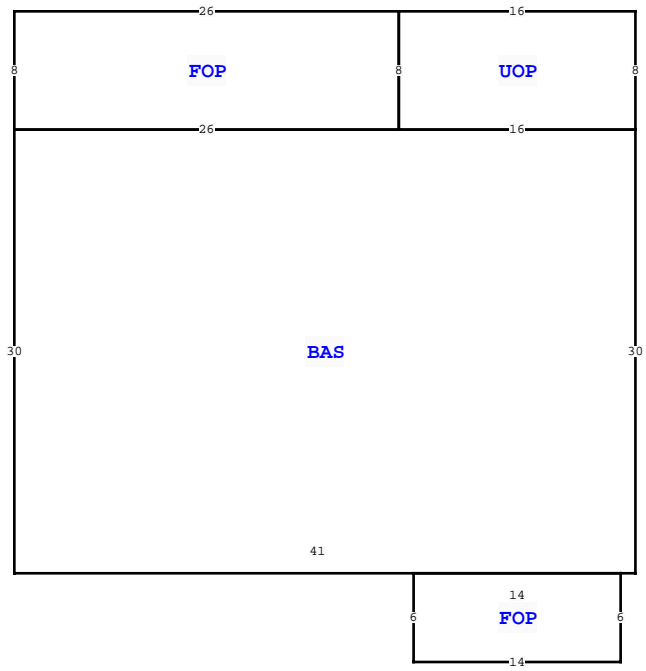
UPPER "30" LLC
 2911 W HARBOR VIEW AVE, C/O ANTHONY SCIONTI
 TAMPA, FL 33607

2026

07-7S-16-04153-001


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPK	90		
Interior Floor	15	HARDTILE	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
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	1,260	100		1,260	172,859
FOP	84	30		25	3,430
FOP	208	30		62	8,505
UOP	128	20		26	3,567
TOTALS	1,680			1,373	188,361

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,373	128.9400	144.41	198,275	2020	2020	0	0	5.00	95.00		
1 SINGLE FAM 0% - 2023 Heated Area: 1260 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	188,361		
TOTAL MARKET OB/XF VALUE	1,200		
TOTAL LAND VALUE - MARKET	21,300		
TOTAL MARKET VALUE	210,861		
SOH/AGL Deduction	0		
ASSESSED VALUE	210,861		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	210,861		
TOTAL JUST VALUE	210,861		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	202,194		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39086	SFR	0	12/30/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/1660	5/05/2022	QC	U	I	11	100
GRANTOR: CIRCLE M RANCH LLC						
GRANTEE: UPPER "30" LLC						
1397/2172	10/28/2019	QC	U	V	11	100
GRANTOR: UPPER "30" LLC						
GRANTEE: CIRCLE M RANCH LLC						

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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2021	2020		100	1,200	

TOTAL OB/XF													
4363 SW WILSON SPRINGS RD, FORT WHITE													
1,200													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[ORIG=80,30] S30 E41 E1 N30 W16 W26 \$													
FOP=[ORIG=80,22] S8 E26 N8 W26 \$													
UOP=[ORIG=106,22] S8 E16 N8 W16 \$													
POP=[ORIG=107,60] S6 E14 N6 W14 \$													

LAND DESCRIPTION																								
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			0.00	0.00	4.26	AC		1.00	1.00	1.00	5,000.00	5,000.00	21,300							