COMM AT NE COR OF SEC, RUN S 265
RUN WEST APPROX 3179.82 FT TO TO
SANTA FE RIVER, SE ALONG TOP OF

CIRCLE M RANCH LLC
4204 CARTNAL AVE
TAMPA, FL 33618

2027

07-7S-16-04157-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	422,162
TOTAL MARKET VALUE	25,157
SOH/AGL Deduction	0
ASSESSED VALUE	25,157
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,157
TOTAL JUST VALUE	422,162
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	422,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1393/0387	8/21/2019	QC	U	V	11	100
GRANTOR: UPPER "30" LLC						
GRANTEE: CIRCLE M RANCH LLC						
1171/1546	4/14/2009	WD	Q	V	01	611,700
GRANTOR: LONCALA PHOSPHATE CO						
GRANTEE: CIRCLE M RANCH LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	54.75	AC		1.00	1.00	1.00	280.00	280.00	15,330							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	22.00	AC		1.00	1.00	1.00	445.00	445.00	9,790							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	76.75	AC		1.00	1.00	1.00	5,500.00	5,500.00	422,125							
4	9400	C	RIGHTOFWAY	0		A-1	0.00	0.00	3.72	AC		1.00	1.00	1.00	10.00	10.00	37							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 80.47 Total Land Value: 25,157 Market: 422,125 Agricultural: 25,120 Common: 37 PRINTED 11/18/2026 BY SYS