

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

**2026**

07-7S-16-04157-001  


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																					
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 422,162 <b>TOTAL MARKET VALUE</b> 25,157 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 25,157 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 25,157 <b>TOTAL JUST VALUE</b> 422,162 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 345,412																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>     																							
																				<b>SALES DATA</b> <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>1393/0387</td> <td>8/21/2019</td> <td>QC</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> 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										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1393/0387	8/21/2019	QC	U	V	11	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1393/0387	8/21/2019	QC	U	V	11	100																																					
<b>TOTALS</b> <b>EXTRA FEATURES</b>										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/07/2026    MLU																							
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																											
																	<b>BUILDING NOTES</b>   																										
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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	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																										
<b>REVIEW DATE</b> 05/07/2026 <b>BY</b> MLU    Total Acres: 80.47    Total Land Value: 25,157    Market: 422,125    Agricultural: 25,120    Common: 37 <b>PRINTED 06/11/2026 BY SYS</b>																																											