COMM AT NE COR OF SEC, RUN S 265
1080.05 FT FOR POB, RUN WEST 319
OF BANK OF SANTA FE RIVER, S ALO

UPPER "30" LLC
2911 W HARBOR VIEW AVE
TAMPA, FL 33607

2026

07-7S-16-04157-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	161,500
TOTAL MARKET VALUE	7,660
SOH/AGL Deduction	0
ASSESSED VALUE	7,660
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,660
TOTAL JUST VALUE	161,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	19,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1171/1550	4/14/2009	WD	Q	V	01	134,900

GRANTOR: LONCALA PHOSPHATE CO

GRANTEE: UPPER "30" 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	5500	A	TIMBER 2	0		A-1	0.00	0.00	15.35	AC		1.00	1.00	1.00	445.00	445.00	6,831							
2	5700	A	TIMBER 4	0		A-1	0.00	0.00	3.65	AC		1.00	1.00	1.00	227.00	227.00	829							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	161,500							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 19.00 Total Land Value: 7,660 Market: 161,500 Agricultural: 7,660 Common: 0 PRINTED 06/11/2026 BY SYS