

E1/2, EX THE S 1320 FT OF THE W  
& EX W1/2 OF SE1/4 OF SE1/4 & EX  
W1/2 OF NE1/4 OF SE1/4.

CAREY HAGAN BENEFICIARIES LLC  
605 SHOREWOOD DR, E408  
CAPE CANAVERAL, FL 32920

2026

07-7S-17-09940-000



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 BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 1,138,500 TOTAL MARKET VALUE 71,093 SOH/AGL Deduction 0 ASSESSED VALUE 71,093 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 71,093 TOTAL JUST VALUE 1,138,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,138,500																																																										
																				PERMIT NUM DESCRIPTION AMT ISSUED																																																										
																				<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>1444/1773</td> <td>8/09/2021</td> <td>TR</td> <td>U</td> <td>V</td> <td>19</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: HAGAN ROBERT B JR</td> </tr> <tr> <td colspan="7">GRANTEE: CAREY CAGAN BENEFIC</td> </tr> <tr> <td>1444/1771</td> <td>8/09/2021</td> <td>TR</td> <td>U</td> <td>V</td> <td>19</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: HAGAN CAREY M TRUST</td> </tr> <tr> <td colspan="7">GRANTEE: HAGAN ROBERT B</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1444/1773	8/09/2021	TR	U	V	19	100	GRANTOR: HAGAN ROBERT B JR							GRANTEE: CAREY CAGAN BENEFIC							1444/1771	8/09/2021	TR	U	V	19	100	GRANTOR: HAGAN CAREY M TRUST							GRANTEE: HAGAN ROBERT B						
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DOR CODE 5600 TIMBERLAND 70-79 MAP NUM MKT AREA 02 NEIGHBORHOOD/LOC 7717.00 1.00/										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE 05/07/2026 MLU AG DATE																																																										
TOTALS <b>EXTRA FEATURES</b>										2119 SW COUNTY ROAD 778, FORT WHITE																																																																				
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																																																														
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1	5600	A	TIMBER 3	0		A-1	0.00	0.00	253.00	AC		1.00	1.00	1.00	281.00	281.00	71,093																																																													
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	253.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	1,138,500																																																													
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REVIEW DATE 05/07/2026 BY MLU Total Acres: 253.00 Total Land Value: 71,093 Market: 1,138,500 Agricultural: 71,093 Common: 0 PRINTED 05/12/2026 BY SYS																																																																														