

COMM NW COR OF SEC 8, S 39.90 FT
POB, E 325.33 FT, S 224.78 FT, S
300.08 FT, N 69.66 FT, W 24.61 F

MOSQUITO CREEK PLANTATION, LLC
195 SW ROUNDHOUSE CT
FORT WHITE, FL 32038

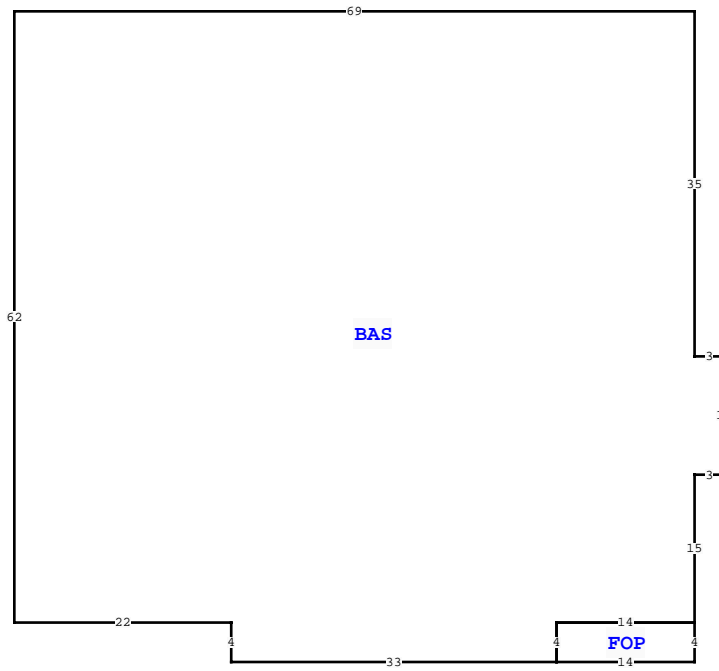
2026

08-4S-17-08172-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	70
Exterior Wall	17	MSNRY STUC	30
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	70
Interior Wall	02	WALL BD/WD	30
Interior Floor	14	CARPET	100
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		8	100
Frame	03	MASONRY	100
Story Height		10	100
RMS		0	100
Stories	1.	1.	100
Units		0	100
Condition Adj	01	01	100
Quality	03	03	
DOR CODE	1700	OFFICE BLD	1STY
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	4,446	100	
FOP	56	30	
TOTALS	4,502		
TOTALS		4,463	63,263

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	OFFICE LOW	0%	- 2022									
Heated Area: 4446 HX Base Yr												



COLUMBIA COUNTY PROPERTY			PAGE 1 of 3
VALUATION SUMMARY			1
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			130,154
TOTAL MARKET OB/XF VALUE			59,556
TOTAL LAND VALUE - MARKET			235,082
TOTAL MARKET VALUE			424,792
SOH/AGL Deduction			0
ASSESSED VALUE			424,792
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			424,792
TOTAL JUST VALUE			424,792
NCON VALUE			47,622
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			353,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED
277	MAINT/ALTR	50	07/27/2007
1470	ADDN COMM	636	03/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1443/233	7/16/2021	WD U	I	I	20	330,000

GRANTOR: CLAY ELECTRIC COOPERA
GRANTEE: MOSQUITO CREEK PLAN

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0
4	0260	PAVEMENT-A	0	0	60	64	3,840.00	UT	0.90	0.90	100	1999
6	0119	MASONRY WA	0	0	0	0	50.00	UT	60.00	60.00	100	1999
7	0253	LIGHTING	0	0	0	0	6.00	UT	500.00	500.00	100	2003
8	0040	BARN, POLE	0	0	0	0	1.00	UT	20,000.00	20,000.00	100	2026
9	0030	BARN, MT	0	0	0	0	1.00	UT	13,500.00	13,500.00	100	2026

TOTAL OB/XF												
59,556												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			05/12/2026			MLU						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W69 S62 E22 S4 E33 N4 E14 N15 E3 N12 W3 N35 \$												
FOP=[ORIG=-14,66] E14 N4 W14 S4 \$												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	1700	C	1STORY OFF	0		CI	225.00	325.00	73,125.00	SF		1.00
2	1000	C	VACANT COMME	0		CI	72.00	300.00	20,908.00	SF		1.00

