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

2027

08-4S-17-08172-000

BUILDING CHARACTERISTICS

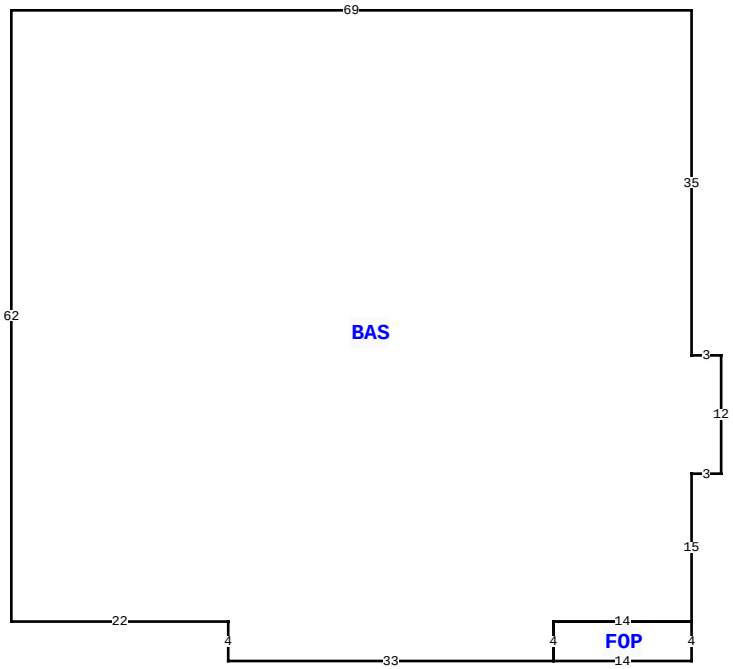
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	MSNRY STUC 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 70
Interior Wall	02	WALL BD/WD 30
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,446	100		4,446	63,022
FOP	56	30		17	241
TOTALS	4,502			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
4900	04	4,463	63.8518	47.25	210,877	1965	1965	0	0	20	50.00	30.00

1 OFFICE LOW 0% - 2022 Heated Area: 4446 HX Base Yr



1910 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,900	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	8,500	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	4,200	
4	0260	PAVEMENT-A	0	0	60	64	3,840.00	UT	0.90	0.90	100	1999	1999	3	100	3,456	
5	0119	MASONRY WA	0	0	0	0	50.00	UT	60.00	60.00	100	1999	1999	3	100	3,000	
6	0253	LIGHTING	0	0	0	0	6.00	UT	500.00	500.00	100	2003	2003	3	100	3,000	
7	0040	BARN,POLE	0	0	0	0	1.00	UT	20,000.00	20,000.00	100	2026	2025		100	20,000	
8	0030	BARN,MT	0	0	0	0	1.00	UT	13,500.00	13,500.00	100	2026	2025		100	13,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	424,792

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	20	330,000

GRANTOR: CLAY ELECTRIC COOPERA

GRANTEE: MOSQUITO CREEK PLAN

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

TOTAL OB/XF 59,556

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	1700	C	1STORY OFF	0		CI	225.00	325.00	73,125.00	SF		1.00	1.00	1.00	2.50	2.50	182,812							
2	1000	C	VACANT COMME	0		CI	72.00	300.00	20,908.00	SF		1.00	1.00	1.00	2.50	2.50	52,270							

REVIEW DATE 03/17/2026 BY JB Total Acres: 2.16 Total Land Value: 235,082 Market: 0 Agricultural: 0 Common: 235,082 PRINTED 11/16/2026 BY SYS

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

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195 SW ROUNDHOUSE CT
FORT WHITE, FL 32038

2027

08-4S-17-08172-000

BUILDING CHARACTERISTICS

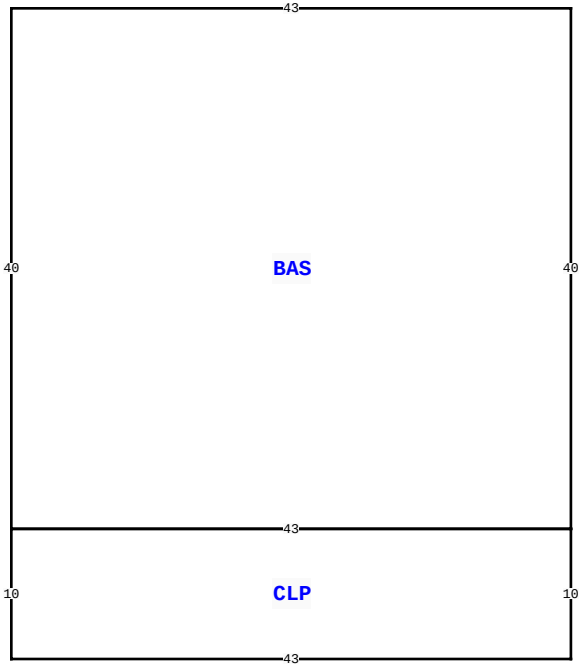
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		6 100
Frame	05	STEEL 100
Story Height		14 100
RMS		1 100
Stories	0	0 100
Units		0 100
Condition Adj	01	01 100
Quality	05	05
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,720	100		1,720	25,258
CLP	430	60		258	3,789
TOTALS	2,150			1,978	29,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	06	1,978	77.2800	29.37	58,094	1980	1980	0	0	0	50.00	50.00

2 WAREH STOR 0% - 2022 Heated Area: 1720 HX Base Yr



1910 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	130,154
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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	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	424,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

GRANTOR: CLAY ELECTRIC COOPERA

GRANTEE: MOSQUITO CREEK PLAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S40 CLP= S10 E43 N10 W43$ E43 N40$.

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

REVIEW DATE 03/17/2026 BY JB Total Acres: 2.16 Total Land Value: 235,082 Market: 0 Agricultural: 0 Common: 235,082 PRINTED 11/16/2026 BY SYS

COMM NW COR OF SEC 8, S 39.90 FT
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MOSQUITO CREEK PLANTATION, LLC
195 SW ROUNDHOUSE CT
FORT WHITE, FL 32038

2027

08-4S-17-08172-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		16 100
RMS		1 100
Stories	0	0 100
Units		0 100
Condition Adj	01	01 100
Quality	05	05

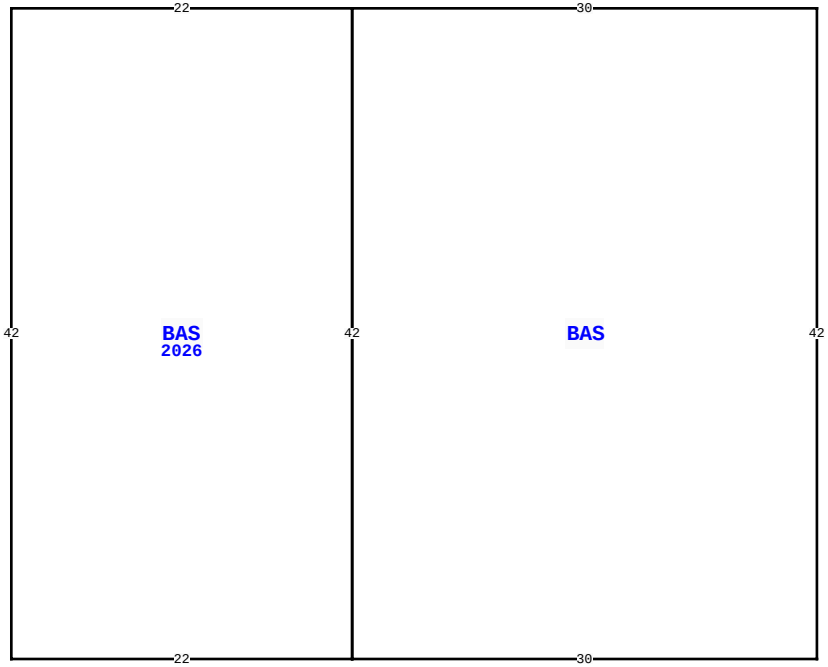
DOR CODE 1700 OFFICE BLD 1STY
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 8417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100		1,260	21,833
BAS	924	100	2026	924	16,011
TOTALS	2,184			2,184	37,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	2,184	76.0032	28.88	63,074	1985	1985	0	0	0	40.00	60.00

3 PREF M B A 0% - 2022 Heated Area: 2184 HX Base Yr



1910 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 1

VALUATION SUMMARY

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SOH/AGL Deduction	0
ASSESSED VALUE	424,792
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	424,792
TOTAL JUST VALUE	424,792
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	424,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

GRANTOR: CLAY ELECTRIC COOPERA
GRANTEE: MOSQUITO CREEK PLAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W30 S42 E30 N42 $
BAS=[YR=2026;ORIG=-52,0] E22 S42 W22 N42 $
.

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

REVIEW DATE 03/17/2026 BY JB Total Acres: 2.16 Total Land Value: 235,082 Market: 0 Agricultural: 0 Common: 235,082 PRINTED 11/16/2026 BY SYS