BEG SW COR OF NW1/4 OF NE1/4,
E 53.07 FT TO E R/W OF ABOND
RR, NE 1439.07 FT, W 110.63 FT

LONGHORN RANCH LLC
312 S OLD DIXIE HWY, SUITE 104
JUPITER, FL 33458

2027

08-6S-16-03795-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	8616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

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

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	
XF DATE		LAND DATE	05/13/2024 MLU
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	33,700
TOTAL MARKET VALUE	944
SOH/AGL Deduction	0
ASSESSED VALUE	944
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	944
TOTAL JUST VALUE	33,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	33,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1162/0355	11/05/2008	WD	Q	V	01	100
GRANTOR: KIRK LOPEZ						
GRANTEE: LONGHORN RANCH LLC						
1137/0498	11/28/2007	WD	Q	V	01	14,000
GRANTOR: COLUMBIA SERVICE CO I						
GRANTEE: KIRK LOPEZ						

BUILDING NOTES

BUILDING DIMENSIONS

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	3.37	AC		1.00	1.00	1.00	280.00	280.00	944							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	3.37	AC		1.00	1.00	1.00	10,000.00	10,000.00	33,700							

REVIEW DATE 05/07/2026 BY AJ — Total Acres: 3.37 — Total Land Value: 944 — Market: 33,700 — Agricultural: 944 — Common: 0 — PRINTED 11/17/2026 BY SYS