N1/2 OF NE1/4 LYING E OF ACL
RR R/W. ORB 794-507, 1001-2210
WD 1137-485, WD 1162-355

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

2026

08-6S-16-03797-005

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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

169 SW JUNCTION RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	44,544
TOTAL LAND VALUE - MARKET	374,275
TOTAL MARKET VALUE	63,598
SOH/AGL Deduction	0
ASSESSED VALUE	63,598
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,598
TOTAL JUST VALUE	418,819
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,769

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						
1137/0485	11/28/2007	WD	Q	V		306,000
GRANTOR: MARY MARGARET MILLER						
GRANTEE: KIRK LOPEZ						

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
1	0040	BARN,POLE	0	0	36	48	1,728.00	UT	6.00	6.00	100	2008	2008	3	100	10,368	
2	0210	GARAGE U	0	0	0	0	864.00	UT	16.00	16.00	100	2014	2014	3	100	13,824	
3	0166	CONC,PAVMT	0	0	0	0	2,576.00	UT	2.00	2.00	100	2014	2014	3	100	5,152	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0251	LEAN TO W/	0	0	10	48	480.00	UT	5.00	5.00	100	2014	2014	3	100	2,400	
6	0251	LEAN TO W/	0	0	10	56	560.00	UT	5.00	5.00	100	2014	2014	3	100	2,800	
7	0251	LEAN TO W/	0	0	10	56	560.00	UT	5.00	5.00	100	2014	2014	3	100	2,800	
8	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 44,544

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	68.05	AC		1.00	1.00	1.00	280.00	280.00	19,054							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	68.05	AC		1.00	1.00	1.00	5,500.00	5,500.00	374,275							

REVIEW DATE 05/07/2026 BY AJ Total Acres: 68.05 Total Land Value: 19,054 Market: 374,275 Agricultural: 19,054 Common: 0 PRINTED 07/01/2026 BY SYS