



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																			
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 172,500 TOTAL LAND VALUE - MARKET 1,742,660 TOTAL MARKET VALUE 1,915,160 SOH/AGL Deduction 0 ASSESSED VALUE 1,915,160 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 1,915,160 TOTAL JUST VALUE 1,915,160 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,915,160																					
DOR CODE		9900 NON AG ACREAGE																		PERMIT NUM				DESCRIPTION				AMT				ISSUED									
MAP NUM																				000049286				Electrical Servic				50,000,000				02/29/2024									
NEIGHBORHOOD/LOC		8716.00 1.00/																		SALES DATA																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE												OFF RECORD Number				DATE				TYPE INST				Q / V / RSN CD				SALE PRICE			
																						1421/0984				9/10/2020				WD U V 11				100							
																				GRANTOR: J-HAJ ENTOURAGE LLC																					
																				GRANTEE: FRP COLUMBIA COUNTY																					
																				1385/0319				5/01/2019				WD U V 11				100									
																				GRANTOR: BOULDEVARD ASSOCIATES																					
																				GRANTEE: J-HAJ ENTOURAGE LLC																					
																				BUILDING NOTES																					
																				BUILDING DIMENSIONS																					
TOTALS																				BLD DATE				LGL DATE				05/07/2026				MLU									
EXTRA FEATURES		5665 SW WILSON SPRINGS RD, FORT WHITE																		XF DATE				LAND DATE				AG DATE													
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																									
1	0140	CLFENCE	6	0	0	0	0	23,000.00	UT	7.50	7.50	100	2025	2024	100	172,500																									
LAND DESCRIPTION		TOTAL OB/XF										172,500																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	9900	C	AC NON-AG	0		A-1	0.00	0.00	348.50	AC		1.00	1.00	1.00	5,000.00	5,000.00	1,742,500																								
2	9400	C	RIGHTOFWAY	0		A-1	0.00	0.00	16.00	AC		1.00	1.00	1.00	10.00	10.00	160																								
REVIEW DATE		01/06/2025		BY		ME		Total Acres: 364.50		Total Land Value: 1,742,660		Market: 0		Agricultural: 0		Common: 1,742,660		PRINTED 06/11/2026 BY SYS																							