



| 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 / I / 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTRA FEATURES | | 5665 SW WILSON SPRINGS RD, FORT WHITE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | BUILDING DIMENSIONS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | DPTH 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 03/24/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |