

BEG AT NE COR OF SEC, RUN S
 36.32 FT FOR POB, CONT SOUTH
 2622.84 FT, N58-53-12E, APPROX

CIRCLE M RANCH LLC
 4204 CARTNAL AVE
 TAMPA, FL 33618

2026

08-7S-16-04158-002



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 0 TOTAL LAND VALUE - MARKET 351,175 TOTAL MARKET VALUE 17,878 SOH/AGL Deduction 0 ASSESSED VALUE 17,878 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 17,878 TOTAL JUST VALUE 351,175 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 287,325											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1393/0387 8/21/2019 QC U V 11 100 GRANTOR: UPPER "30" LLC GRANTEE: CIRCLE M RANCH LLC 1171/1546 4/14/2009 WD Q V 01 611,700 GRANTOR: LONCALA PHOSPHATE CO GRANTEE: CIRCLE M RANCH LLC											
DOR CODE 6200 PASTURE CLS33										BLD DATE										LGL DATE											
MAP NUM										XF DATE										LAND DATE											
NEIGHBORHOOD/LOC 8716.00 1.00/										INC DATE										AG DATE											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											05/07/2026 MLU															
TOTALS																															
EXTRA FEATURES																															
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																
																BUILDING NOTES															
																BUILDING DIMENSIONS															
LAND DESCRIPTION										TOTAL OB/XF										0											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	63.85	AC		1.00	1.00	1.00	280.00	280.00	17,878														
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	63.85	AC		1.00	1.00	1.00	5,500.00	5,500.00	351,175														