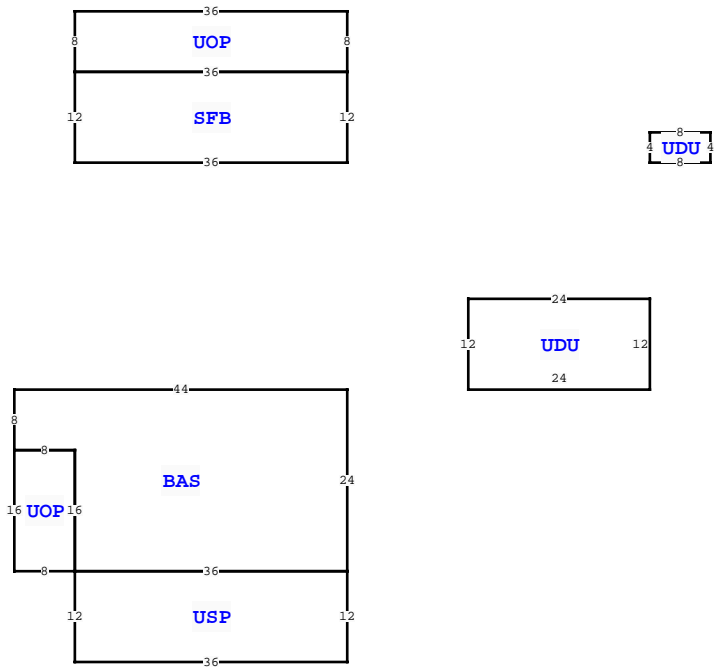




ELEMENT		CD		CONSTRUCTION	
Exterior Wall	08	WD OR PLY	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	04	PLYWOOD	100		
Interior Floo	14	CARPET	100		
Air Condition	03	CENTRAL	100		
Heating Type	03	FORCED AIR	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	5000 IMPROVED AG				
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC	8717.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	928	100		928	70,840
SFB	432	80		346	26,412
UDU	32	55		18	1,374
UDU	288	55		158	12,061
UOP	128	20		26	1,984
UOP	288	20		58	4,428
USP	432	35		151	11,526
TOTALS	2,528			1,685	128,626

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,685	104.8600	117.44	197,886	1993	1993	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2026 Heated Area: 1360 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			128,626
TOTAL MARKET OB/XF VALUE			28,220
TOTAL LAND VALUE - MARKET			300,190
TOTAL MARKET VALUE			177,348
SOH/AGL Deduction			0
ASSESSED VALUE			177,348
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			177,348
TOTAL JUST VALUE			457,036
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			402,456
PRMT:1:1: TVL TR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044687	Remodel	30,038	06/15/2022
13449	M H	75	12/29/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/2582	10/15/2025	WD	Q	I	05	1,150,000
GRANTOR: HAGAN ROBERT B JR						
GRANTEE: AMES DETRICK INVEST						
1311/0960	3/10/2016	WD	U	I	30	100
GRANTOR: ROBERT B HAGAN JR/TRU						
GRANTEE: ROBERT B HAGAN JR						

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
1	0296	SHED METAL	0	0	10	12	UT	5.00	5.00	100	1993	1993	3	100	600	
2	0070	CARPORT UF	0	0	18	20	UT	3.00	3.00	50	1993	1993	3	50	540	
3	0294	SHED WOOD/	0	0	8	10	UT	7.50	7.50	100	1993	1993	3	100	600	
4	0070	CARPORT UF	0	0	18	20	UT	3.00	3.00	50	1993	1993	3	50	540	
5	9945	Well/Sept	0	0	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0040	BARN,POLE	0	0	12	36	UT	2.50	2.50	100	1993	1993	3	100	1,080	
7	0040	BARN,POLE	0	0	24	36	UT	2.50	2.50	100	1993	1993	3	100	2,160	
8	0070	CARPORT UF	0	0	0	0	UT	0.00	0.00	100	2013	2013	3	100	300	
9	0296	SHED METAL	0	0	0	0	UT	0.00	0.00	100	2013	2013	3	100	600	
10	0296	SHED METAL	0	0	0	0	UT	0.00	0.00	100	2013	2013	3	100	400	

TOTAL OB/XF										13,820														
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	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	53.58	AC		1.00	1.00	1.00	280.00	280.00	15,002							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	53.58	AC		1.00	1.00	1.00	5,500.00	5,500.00	294,690							

BUILDING NOTES									
<p>BUILDING DIMENSIONS</p> <p>BAS= W44 S8 UOP= S16 E8 N16 W8\$ E8 S16 USP= S12 E36 N12 W36\$ E36 N24\$ PTR=N30 SFB= N12 UOP= N8 W36 S8 E36\$ W36 S12 E36\$ S30 PTR=E40 UDU= N12 W24 S12 E24\$ W40\$ PTR=E40 N30 UDU= E8 N4 W8 S4\$W40 S30\$.</p>									

REVIEW DATE 02/17/2026 BY TP																								
Total Acres: 54.58					Total Land Value: 20,502					Market: 294,690					Agricultural: 15,002					Common: 5,500				

NW1/4 OF SW1/4, EX THE S 12 AC &
 EX SW1/4 OF NE1/4 OF SW1/4 & E1/
 OF SW1/4, EX CO RD R/W OFF E SID

AMES DETRICK INVESTMENTS LLC
 13161 NW 172ND AVE
 ALACHUA, FL 32615

2026

08-7S-17-09952-000


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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 128,626 TOTAL MARKET OB/XF VALUE 28,220 TOTAL LAND VALUE - MARKET 300,190 TOTAL MARKET VALUE 177,348 SOH/AGL Deduction 0 ASSESSED VALUE 177,348 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 177,348 TOTAL JUST VALUE 457,036 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 402,456																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1551/2582</td> <td>10/15/2025</td> <td>WD</td> <td>Q</td> <td>I</td> <td>05</td> <td>1,150,000</td> </tr> </tbody> </table> GRANTOR: HAGAN ROBERT B JR GRANTEE: AMES DETRICK INVEST 1311/0960 3/10/2016 WD U I 30 100 GRANTOR: ROBERT B HAGAN JR/TRU GRANTEE: ROBERT B HAGAN JR										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1551/2582	10/15/2025	WD	Q	I	05	1,150,000
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE																																					
1551/2582	10/15/2025	WD	Q	I	05	1,150,000																																					
TOTALS EXTRA FEATURES										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/07/2026 MLU																							
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																										
11	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200																											
12	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200																											
13	0040	BARN, POLE	0	0	40	70	2,800.00	UT	5.00	5.00	100	2017	2017	3	100	14,000																											
LAND DESCRIPTION																	TOTAL OB/XF 14,400																										
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																			
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