

LOT 5 PARNELL HILLS S/D UNIT 1.
402-73, 530-199, 812-1975, TD 12

BROWN FUTURE INVESTMENTS LLC
7357 MALLORY LN
MACLENNY, FL 32063

2026

10-3S-16-02055-005


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 0 TOTAL MARKET OB/XF VALUE 7,000 TOTAL LAND VALUE - MARKET 18,080 TOTAL MARKET VALUE 25,080 SOH/AGL Deduction 0 ASSESSED VALUE 25,080 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 25,080 TOTAL JUST VALUE 25,080 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 11,300																							
																				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>1555/1383</td> <td>11/24/2025</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>42,000</td> </tr> </tbody> </table> GRANTOR: PARK BRUCE GRANTEE: BROWN FUTURE INVEST										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1555/1383	11/24/2025	WD	Q	V	01	42,000
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1555/1383	11/24/2025	WD	Q	V	01	42,000																																					
TOTALS										BLD DATE XF DATE INC DATE		LGL DATE LAND DATE AG DATE		05/07/2026		MLU																											
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	9945	Well/Sept	0	0	0	0		1.00	UT	7,000.00	7,000.00	100	2026	2025	100	7,000																											
LAND DESCRIPTION										TOTAL OB/XF 7,000																																	
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	0000	C	VAC RES	0		A-3	0.00	0.00	1.13	AC		1.00	1.00	1.00	16,000.00	16,000.00	18,080																										
REVIEW DATE 03/02/2026 BY TP Total Acres: 1.13 Total Land Value: 18,080 Market: 0 Agricultural: 0 Common: 18,080 PRINTED 05/29/2026 BY SYS																																											