BEG AT SE COR OF LOT 1 OF REDFIE
44 DEG W ALONG TIMUQUA TER RD R/
NE R/W LINE OF US HWY 27, N 45 D

WEEZER LLC
P O BOX 337
FORT WHITE, FL 32038

2027

11-7S-16-04174-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11716.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	51,700
TOTAL MARKET VALUE	1,448
SOH/AGL Deduction	0
ASSESSED VALUE	1,448
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,448
TOTAL JUST VALUE	51,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/2371	3/24/2025	WD	U	V	11	100

GRANTOR: GLENN FARMS INC

GRANTEE: WEEZER LLC

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	5.17	AC		1.00	1.00	1.00	280.00	280.00	1,448							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.17	AC		1.00	1.00	1.00	10,000.00	10,000.00	51,700							

REVIEW DATE 06/25/2026 BY NH Total Acres: 5.17 Total Land Value: 1,448 Market: 51,700 Agricultural: 1,448 Common: 0 PRINTED 11/17/2026 BY SYS