ALL THAT PART OF E1/2 OF SW1/4 & OF SE1/4 AS LIES BETWEEN GS & F SR-25.

FALLING CREEK PROPERTIES LLC
1701 GULFSTREAM AVE #727
FORT PIERCE, FL 34949

2027

12-3S-16-02089-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	12316.00	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	
INC DATE		AG DATE	10/16/2023 SPF

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	389,000
TOTAL MARKET VALUE	8,655
SOH/AGL Deduction	0
ASSESSED VALUE	8,655
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,655
TOTAL JUST VALUE	389,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	389,000

LAND:1:1: ZONING IS PART IND & A-1

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1088/2061	6/27/2006	WD	Q	V		1,049,000

GRANTOR: CYRIL DUNMIRE JR SHER

GRANTEE: FLORIDA PACIFIC PRO

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	5500	A	TIMBER 2	0		I	0.00	0.00	19.45	AC		1.00	1.00	1.00	445.00	445.00	8,655							
2	9910	M	MKT.VAL.AG	0		I	0.00	0.00	19.45	AC		1.00	1.00	1.00	20,000.00	20,000.00	389,000							

REVIEW DATE 05/09/2023 BY JB Total Acres: 19.45 Total Land Value: 8,655 Market: 389,000 Agricultural: 8,655 Common: 0 PRINTED 11/16/2026 BY SYS