THAT PART OF NE1/4 OF SW1/4 AS L
N OF OLD SR-25 & W OF CR-131 & E
DRAINAGE EASEMENT.

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

2027

12-3S-16-02090-000

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	

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	4,200
TOTAL LAND VALUE - MARKET	40,600
TOTAL MARKET VALUE	5,103
SOH/AGL Deduction	779
ASSESSED VALUE	4,324
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,324
TOTAL JUST VALUE	44,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,800

LAND:2:1: SEPTIC NOT ON PROP

SALE:4:1: $.70 STAMPS

XFOB:3:1: POLE SHED AND 2 BARNS, SALVAGE

SALE:2:1: SEE NOTE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1099/2772	10/18/2006	WD	Q	V		42,700
GRANTOR: RONALD G LANE & HERBE						
GRANTEE: FLORIDA PACIFIC PRO						
1039/0698	2/02/2005	WD	Q	I	01	100
GRANTOR: RONALD G LANE						
GRANTEE: RONALD LANE TRUST						

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
1	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,200

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		A-1	0.00	0.00	2.03	AC		1.00	1.00	1.00	445.00	445.00	903							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	2.03	AC		1.00	1.00	1.00	20,000.00	20,000.00	40,600							

REVIEW DATE 05/09/2023 BY JB Total Acres: 2.03 Total Land Value: 903 Market: 40,600 Agricultural: 903 Common: 0 PRINTED 11/16/2026 BY SYS