BEG NW COR OF SW1/4 OF NW1/4, RU
TO NE COR OF SW1/4 OF NW1/4, CON
1336.09 FT, W 77.89 FT TO SE COR

BOONE GLN LLC
2370 SW STATE RD 47
LAKE CITY, FL 32025

2026

12-4S-16-02939-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	12416.00	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 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	220,000
TOTAL MARKET VALUE	11,240
SOH/AGL Deduction	0
ASSESSED VALUE	11,240
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,240
TOTAL JUST VALUE	220,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/2584	10/16/2025	WD	Q	V	05	416,500
GRANTOR: QUAIL HEIGHTS REAL ES						
GRANTEE: BOONE GLN LLC						
1315/2049	5/26/2016	WD	U	V	37	1,000,000
GRANTOR: PATRIOT GREEN OAK LLC						
GRANTEE: QUAIL HEIGHTS REAL						

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	40.00	AC		1.00	1.00	1.00	281.00	281.00	11,240							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	40.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	220,000							

REVIEW DATE 02/09/2026 BY TP Total Acres: 40.00 Total Land Value: 11,240 Market: 220,000 Agricultural: 11,240 Common: 0 PRINTED 06/22/2026 BY SYS