ALL THAT PART OF S1/4 AS LIES WE OF ROAD.

SCHREIBER RANCH LLC
4267 NW LASSIE BLACK ST
WHITE SPRINGS, FL 32096

2027

14-2S-16-01609-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	14216.00	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

831 NW CHARLIE HORSE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	09/12/2022 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	19,892
TOTAL LAND VALUE - MARKET	211,400
TOTAL MARKET VALUE	42,963
SOH/AGL Deduction	0
ASSESSED VALUE	42,963
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,963
TOTAL JUST VALUE	231,292
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,292

SALE:2:3: 01611-001, 01727-000 & 01743-001.

SALE:2:2: INCLUDES PRCLS: 01606-000, 01609-001,

SALE:2:1: MULTI-PRCL SALE FOR 819.60 AC TOTAL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012	M H	125	10/02/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1288/1827	1/29/2015	WD	Q	V	01	304,000
GRANTOR: CHARLIE HORSE PLANTAT						
GRANTEE: SCHREIBER RANCH LLC						
0952/0425	4/24/2002	WD	P	V	99	1,905,600
GRANTOR: DEEP CREEK PLANTATION						
GRANTEE: CHARLIE HORSE PLANT						

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	0030	BARN,MT	0	0	54	60	3,240.00	UT	5.50	5.50	60	2008	2008	3	60	10,692	
2	0255	MBL HOME S	0	0	64	30	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,200	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 19,892

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	51.00	AC		1.00	1.00	1.00	445.00	445.00	22,695							
2	5910	A	SWAMP/CYPRES	0			0.00	0.00	9.40	AC		1.00	1.00	1.00	40.00	40.00	376							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	60.40	AC		1.00	1.00	1.00	3,500.00	3,500.00	211,400							

REVIEW DATE 04/19/2023 BY kellen Total Acres: 60.40 Total Land Value: 23,071 Market: 211,400 Agricultural: 23,071 Common: 0 PRINTED 11/17/2026 BY SYS