COMM AT NE COR OF NW1/4 OF NE
1/4 OF SEC, RUN S 2703.32 FT
TO S R/W OF C R 246 FOR POB,

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

2026

15-2S-16-01618-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	15216.00	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	04/14/2025 MLU
INC DATE		AG DATE	07/27/2022 SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	401,730
TOTAL MARKET VALUE	77,028
SOH/AGL Deduction	0
ASSESSED VALUE	77,028
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,028
TOTAL JUST VALUE	401,730
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	401,730

SALE:4:3: 01611-001, 01727-000 & 01743-001.
SALE:4:2: INCLUDES PRCLS: 01606-000, 01609-001,
SALE:4:1: MULTI-PRCL SALE FOR 819.60 AC TOTAL
SALE:1:1: REFER TO NOTES ON #4829-002

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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 PLNATAT						
GRANTEE: SCHREIBER RANCH LLC						
1060/1874	8/09/2005	WD	Q	V		339,700
GRANTOR: SUWANNEE INVESTMENT C						
GRANTEE: SCHREIBER RANCH 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	5500	A	TIMBER 2	0		00	0.00	0.00	171.30	AC		1.00	1.00	1.00	445.00	445.00	76,228							
2	5910	A	SWAMP/CYPRES	0		00	0.00	0.00	20.00	AC		1.00	1.00	1.00	40.00	40.00	800							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	191.30	AC		1.00	1.00	0.75	2,800.00	2,100.00	401,730							

REVIEW DATE 04/14/2025 BY MLU Total Acres: 191.30 Total Land Value: 77,028 Market: 401,730 Agricultural: 77,028 Common: 0 PRINTED 05/07/2026 BY SYS