COMM INTER OF N R/W US-27 & E
LINE OF SE1/4 OF SE1/4, RUN N
532.89 FT FOR POB, RUN W 210

RJ INDUSTRIES LLC
14991 NORTHEAST JACKSOVILLE RD
CITRA, FL 32113

2027

19-6S-16-03885-000

BUILDING CHARACTERISTICS

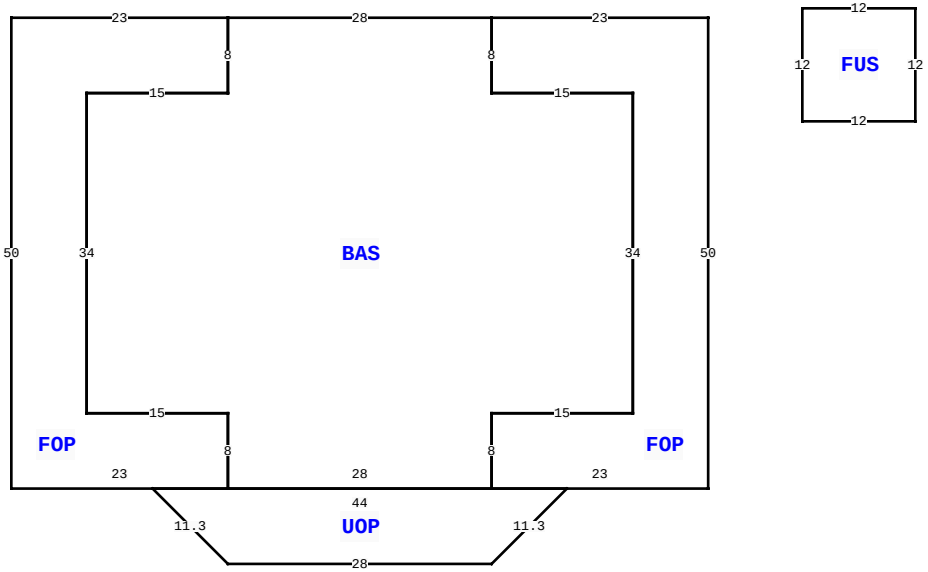
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		18 100
Frame	02	WOOD FRAME 100
Story Height		13 100
RMS		4 100
Stories	1.	1. 100
Units		N/A 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	3611	CAMPGROUND/STORE
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	19616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,420	100		2,420	166,202
FOP	640	30		192	13,187
FOP	640	30		192	13,187
FUS	144	100		144	9,890
UOP	288	20		58	3,983
TOTALS	4,132			3,006	206,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6900	04	3,006	132.4897	71.54	215,049	2020	2020	0	0	0	4.00	96.00

8 CLUB HOUSE 0% - 2021 Heated Area: 2564 HX Base Yr



10089 SW US HIGHWAY 27 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	206,447
TOTAL MARKET OB/XF VALUE	168,439
TOTAL LAND VALUE - MARKET	96,000
TOTAL MARKET VALUE	470,886
SOH/AGL Deduction	0
ASSESSED VALUE	470,886
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	470,886
TOTAL JUST VALUE	470,886
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	470,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40405	COMMERCIAL	0	08/20/2020
38723	COMMERCIAL	0	10/10/2019
38289	PUMP/UTPOL	50	06/28/2019
38290	PUMP/UTPOL	50	06/28/2019
38291	PUMP/UTPOL	50	06/28/2019
37962	PUMP/UTPOL	50	04/08/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1388/2064	6/12/2019	QC	U	V	11	80,800
GRANTOR: PATRICK GILMORE & JES						
GRANTEE: RJ INDUSTERIES LLC						
1381/2573	3/08/2019	WD	Q	V	03	160,000
GRANTOR: RON & CINDY PRESTON						
GRANTEE: PATRICK GILMORE & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-1,1] S8 W15 S34 E15 S8 E28 N8 E15 N34 W15 N8 W28 $
FOP=[ORIG=-24,1] S50 E23 N8 W15 N34 E15 N8 W23 $
FOP=[ORIG=27,1] S8 E15 S34 W15 S8 E23 N50 W23 $
UOP=[ORIG=-9,51] D8R8 E28 U8R8 W44 $
FUS=[ORIG=60,0] E12 S12 W12 N12 $
.

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	9915	RV SITE	0	0	0	0	41.00	UT	3,000.00	3,000.00	100	2019	2019	3	100	123,000	
2	0296	SHED METAL	0	0	8	8	64.00	UT	9.00	9.00	100	2019	2019	3	100	576	
3	0296	SHED METAL	0	0	8	8	64.00	UT	9.00	9.00	100	2019	2019	3	100	576	
4	0294	SHED WOOD/	0	0	10	10	100.00	UT	10.00	10.00	100	2019	2019	3	100	1,000	
5	0169	FENCE/WOOD	0	0	0	0	77.00	UT	10.50	10.50	100	2019	2019	3	100	809	
6	0296	SHED METAL	0	0	20	37	740.00	UT	20.00	20.00	100	2019	2019	3	100	14,800	
7	0040	BARN,POLE	0	0	24	36	864.00	UT	2.50	2.50	100	2019	2019	3	100	2,160	
8	0294	SHED WOOD/	0	0	6	16	96.00	UT	12.00	12.00	100	2019	2019	3	100	1,152	
9	0040	BARN,POLE	0	0	11	12	132.00	UT	4.50	4.50	100	2019	2019	3	100	594	
10	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 145,167

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	2820	C	RV PARK	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	96,000							

REVIEW DATE 05/18/2026 BY AJ Total Acres: 8.00 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 11/17/2026 BY SYS

COMM INTER OF N R/W US-27 & E
LINE OF SE1/4 OF SE1/4, RUN N
532.89 FT FOR POB, RUN W 210

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DOR CODE	3611	CAMPGROUND/STORE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19616.00	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	
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COLUMBIA COUNTY PROPERTY

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TOTAL JUST VALUE	470,886
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	470,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37963	PUMP/UTPOL	50	04/08/2019
15142	PUMP/UTPOL	30	02/26/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1388/2064	6/12/2019	QC	U	V	11	80,800
GRANTOR: PATRICK GILMORE & JES						
GRANTEE: RJ INDUSTERIES LLC						
1381/2573	3/08/2019	WD	Q	V	03	160,000
GRANTOR: RON & CINDY PRESTON						
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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
11	0166	CONC,PAVMT	0	0	0	0	388.00	UT	2.00	2.00	100	2021	2020		100	776	
12	9905	CAMPSITE/N	0	0	0	0	6.00	UT	1,500.00	1,500.00	100	2022	2021		100	9,000	
13	0296	SHED METAL	0	0	8	8	64.00	UT	9.00	9.00	100	2022	2021		100	576	
14	0294	SHED WOOD/	0	0	16	6	96.00	UT	10.00	10.00	100	2022	2021		100	960	
15	0261	PRCH, UOP	0	0	0	0	6.00	UT	1,500.00	1,500.00	100	2022	2021		100	9,000	
16	0166	CONC,PAVMT	0	0	74	20	1,480.00	UT	2.00	2.00	100	2022	2021		100	2,960	

LAND DESCRIPTION

TOTAL OB/XF 23,272

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

REVIEW DATE 05/18/2026 BY AJ — Total Acres: 8.00 — Total Land Value: 96,000 — Market: 0 — Agricultural: 0 — Common: 96,000 — PRINTED 11/17/2026 BY SYS