(AKA ALL OF LOTS AA,CC,DD & EE & ONLY PART OF THE FOLLOWING LOTS: FF,GG,HH,X,Y & Z, ALL IN

OSCEOLA LAND & TIMBER CORP
P O BOX 238
LAKE BUTLER, FL 32054

2027

21-3S-17-05533-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	21317.00	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	06/23/2021 MLU
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	480,580
TOTAL MARKET VALUE	55,190
SOH/AGL Deduction	0
ASSESSED VALUE	55,190
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,190
TOTAL JUST VALUE	480,580
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	480,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1167/0710	2/12/2009	QC	U	I	11	100
GRANTOR: AVERY ROBERTS & JOHN						
GRANTEE: OSCEOLA LAND & TIMB						
0894/1288	12/28/1999	WD	Q	V		1,020,700
GRANTOR: HADDON CORP						
GRANTEE: ROBERTS & SHADD						

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			0.00	0.00	189.29	AC		1.00	1.00	1.00	281.00	281.00	53,190							
2	9630	C	SWAMP	0			0.00	0.00	50.00	AC		1.00	1.00	1.00	40.00	40.00	2,000							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	239.29	AC		1.00	1.00	1.00	2,000.00	2,000.00	478,580							

REVIEW DATE 06/23/2021 BY MLU Total Acres: 239.29 Total Land Value: 55,190 Market: 478,580 Agricultural: 53,190 Common: 2,000 PRINTED 11/17/2026 BY SYS