N1/2 OF NE1/4 OF SW1/4. ALSO N1/ SW1/4 AS LIES E OF PARNELL RD (A & BEG AT SW COR OF N1/2 OF NW1/4

AFW3 CATTLE, LLC
15372 WEST DIXIE HIGHWAY
NORTH MIAMI BEACH, FL 33162

2027

24-2S-16-01740-003

BUILDING CHARACTERISTICS

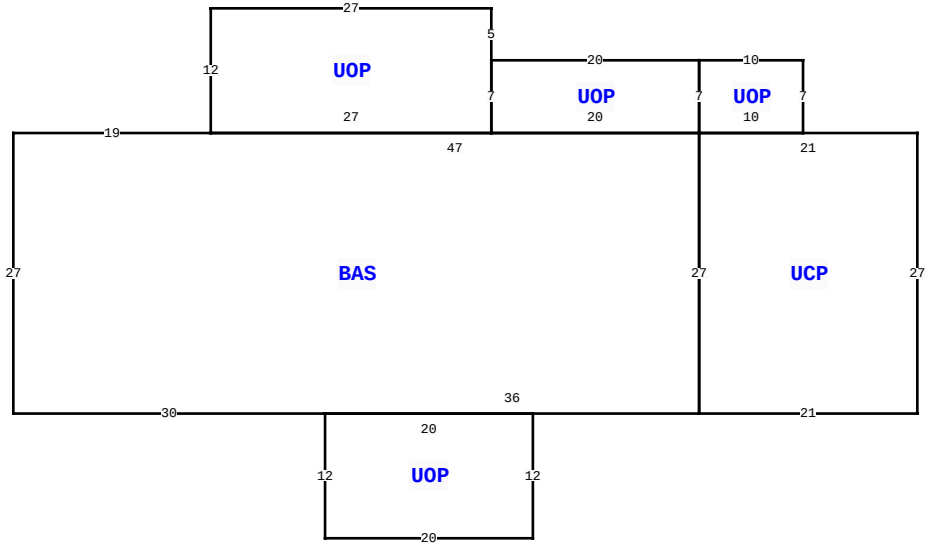
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	24216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	156,713
UCP	567	20		113	9,937
UOP	70	25		18	1,583
UOP	140	25		35	3,078
UOP	240	25		60	5,276
UOP	324	25		81	7,123
TOTALS	3,123			2,089	183,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	2,089	120.8000	96.64	201,881	1996	2020	0	0	0	9.00	91.00

1 MANUF 1 0% - 2023 Heated Area: 1782 HX Base Yr



846 NW JAKE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	07/28/2022 SPF

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	183,712
TOTAL MARKET OB/XF VALUE	57,990
TOTAL LAND VALUE - MARKET	170,390
TOTAL MARKET VALUE	258,295
SOH/AGL Deduction	0
ASSESSED VALUE	258,295
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,295
TOTAL JUST VALUE	412,092
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	414,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10893	M H	125	03/15/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/1661	8/24/2026	QC	U	I	11	100
GRANTOR: ARCH CREEK ANIMAL CLI						
GRANTEE: AFW3 CATTLE, LLC						
1470/1660	7/05/2022	WD	U	I	11	100
GRANTOR: WILLIAMS ALBERT						
GRANTEE: ARCH CREEK ANIMAL C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S27 E30 UOP= S12 E20 N12 W20$ E36 UCP= E21 N27 W21 S27$ N27 UOP= E10 N7 W10 S7$ UOP= N7 W20 UOP= N5 W27 S12 E27 N7$ S7 E20$ W47$.

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	0294	SHED WOOD/	0	0	20	24	480.00	UT	30.00	30.00	100	1996	1996	3	100	14,400	
2	0020	BARN,FR	0	0	24	40	1.00	UT	10,000.00	10,000.00	100	1996	1996	3	100	10,000	
3	0296	SHED METAL	0	0	14	20	120.00	UT	5.00	5.00	70	1996	1996	3	70	420	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0166	CONC,PAVMT	0	0	0	0	228.00	UT	2.50	2.50	100	2008	2008	3	100	570	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
8	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
9	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	3,400	
10	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 43,390

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	0102	C	SFR/MH	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	29.98	AC		1.00	1.00	1.00	370.00	370.00	11,093							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	29.98	AC		1.00	1.00	1.00	5,500.00	5,500.00	164,890							

REVIEW DATE 05/01/2023 BY JB Total Acres: 30.98 Total Land Value: 16,593 Market: 164,890 Agricultural: 11,093 Common: 5,500 PRINTED 11/16/2026 BY SYS

N1/2 OF NE1/4 OF SW1/4. ALSO N1/ SW1/4 AS LIES E OF PARNELL RD (A & BEG AT SW COR OF N1/2 OF NW1/4

AFW3 CATTLE, LLC
15372 WEST DIXIE HIGHWAY
NORTH MIAMI BEACH, FL 33162

2027

24-2S-16-01740-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	24216.00	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	05/18/2026 MLU
INC DATE		AG DATE	07/28/2022 SPF

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	183,712
TOTAL MARKET OB/XF VALUE	57,990
TOTAL LAND VALUE - MARKET	170,390
TOTAL MARKET VALUE	258,295
SOH/AGL Deduction	0
ASSESSED VALUE	258,295
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,295
TOTAL JUST VALUE	412,092
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	414,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/1661	8/24/2026	QC	U	I	11	100
GRANTOR: ARCH CREEK ANIMAL CLI						
GRANTEE: AFW3 CATTLE, LLC						
1470/1660	7/05/2022	WD	U	I	11	100
GRANTOR: WILLIAMS ALBERT						
GRANTEE: ARCH CREEK ANIMAL C						

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	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
12	0020	BARN,FR	0	0	47	30	1,410.00	UT	10.00	10.00	100	2018	2018	3	100	14,100	

LAND DESCRIPTION

TOTAL OB/XF 14,600

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 05/01/2023 BY JB Total Acres: 30.98 Total Land Value: 16,593 Market: 164,890 Agricultural: 11,093 Common: 5,500 PRINTED 11/16/2026 BY SYS