COMM NE COR OF S1/2 OF SEC, RUN
S 784.21 FT FOR POB, CONT S 844.
N 20 DEG E 847.40 FT, N 60 FT, E

SATTLER DAWN
25625 TROPIC ACRES DR
BONITA SPRINGS, FL 34135-6718

2027

25-5S-15-00479-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25515.00	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

306 SW DARWIN GLN, LAKE CITY

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

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	28,000
TOTAL LAND VALUE - MARKET	116,930
TOTAL MARKET VALUE	144,930
SOH/AGL Deduction	42,671
ASSESSED VALUE	102,259
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,259
TOTAL JUST VALUE	144,930
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,930

SALE:1:2: MEMBERS ALL BUT 16.83 AC.

SALE:1:1: PURCHASED 88.90 ACRES THEN GAVE FAMILY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048711	Storage Building	15,000	11/20/2023
000047453	Electrical Servic	0	06/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1149/0939	5/01/2008	WD	Q	V	01	100
GRANTOR: JUSTIN & DAWN SATTLER						
GRANTEE: DAWN SATTLER						
1085/0380	5/30/2006	WD	Q	V	04	42,300
GRANTOR: LEE PERRY (POA FOR CR						
GRANTEE: JUSTIN & DAWN SATTL						

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
2	0040	BARN,POLE	0	0	40	120	4,800.00	UT	5.00	5.00	100	2025	2024		100	24,000	

LAND DESCRIPTION

TOTAL OB/XF 28,000

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	0700	C	MISC RES	0		A-1	0.00	0.00	10.63	AC		1.00	1.00	1.00	11,000.00	11,000.00	116,930							

REVIEW DATE 03/19/2026 BY JB Total Acres: 10.63 Total Land Value: 116,930 Market: 0 Agricultural: 0 Common: 116,930 PRINTED 11/17/2026 BY SYS