BEG SW COR OF NW1/4 OF NW1/4, RU
N 40 DG E 370.05 FT TO SW'LY R/W
POWER & LIGHT R/W, RUN N 49 DG W

R&H PIT CORPORATION
180 SW MOONRISE CT
FORT WHITE, FL 32038

2026

29-6S-16-03971-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	29616.00	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	04/08/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	99,064
TOTAL MARKET VALUE	99,064
SOH/AGL Deduction	0
ASSESSED VALUE	99,064
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,064
TOTAL JUST VALUE	99,064
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,526

LAND:1:1: POOR ACCESS

SALE:1:1: 17.69 ACRES - SALE TOO LOW FOR AREA

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/858	12/19/2024	WD	Q	V	05	300,000
GRANTOR: LISA'S LAND, LLC						
GRANTEE: R&H PIT CORPORATION						
1530/852	12/13/2024	WD	U	V	11	100
GRANTOR: A & B CONSTRUCTION IN						
GRANTEE: LISA'S LAND, 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	9900	C	AC NON-AG	0		A-1	0.00	0.00	17.69	AC		1.00	1.00	0.80	7,000.00	5,600.00	99,064							

REVIEW DATE 04/08/2025 BY MLU Total Acres: 17.69 Total Land Value: 99,064 Market: 0 Agricultural: 0 Common: 99,064 PRINTED 04/08/2026 BY SYS