

BEG NE COR SE1/4 OF SE1/4, RUN W  
TO N RW OF US-27, SE ALONG R/W 1  
NE 10 FT, SE ALONG R/W 649.65 FT

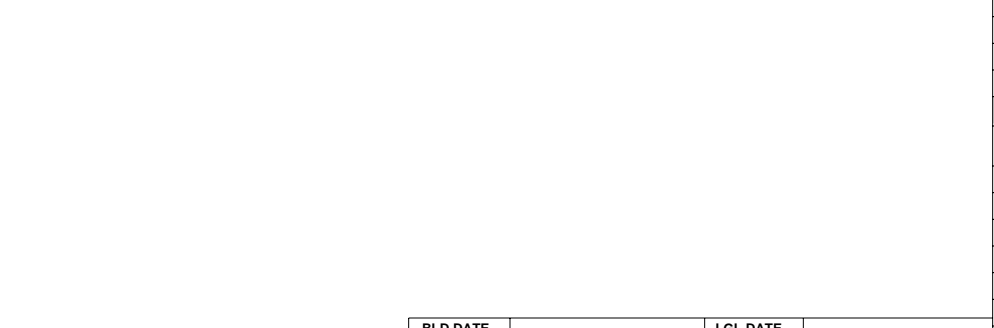
2743 HOLDINGS, LLC  
PO BOX 26  
HIGH SPRINGS, FL 32655

**2026**

29-6S-16-03983-000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floor	02	MIN PLYWD 50
Interior Floor	10	TERRAZZO 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		13 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	3300	NIGHTCLUB/BARS
MAP NUM		MKT AREA 02

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
3300	04	4,847	66.3273	45.77	221,847	1950	1950	0	0	30	50.00	20.00



NEIGHBORHOOD/LOC	29616.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	368	100		368	3,369
BAS	3,362	100		3,362	30,776
CAN	60	30		18	165
CAN	84	30		25	229
KTA	624	110		686	6,280
UOP	228	20		46	421
USP	81	35		28	256
UST	84	40		34	311
UST	168	40		67	613
UST	532	40		213	1,950
TOTALS	5,591			4,847	44,369

L N	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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	3,000.00	3,000.00	50	0	0	3	50	1,500	
2	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

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

LAND DESCRIPTION	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	3300	C	NIGHT CLUB	0		CG	0.00	0.00	1.00	AC		1.00	1.00	1.50	17,000.00	25,500.00	25,500							
2	0100	C	SFR	0		CG	0.00	0.00	7.17	AC		1.00	1.00	1.00	9,000.00	9,000.00	64,530							
3	4800	C	WAREHOUSE	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	17,000							

TOTAL OB/XF												6,000											
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VALUATION SUMMARY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		99,253
TOTAL MARKET OB/XF VALUE		6,000
TOTAL LAND VALUE - MARKET		107,030
TOTAL MARKET VALUE		212,283
SOH/AGL Deduction		0
ASSESSED VALUE		212,283
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		212,283
TOTAL JUST VALUE		212,283
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		196,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053296	Roof Replacement	5,200	06/03/2025
000051004	Electrical Servic	0	10/09/2024
000050075	Electrical Servic	0	06/07/2024
000049662	Roof Replacement	30,000	04/22/2024
16616	REMODEL	100	02/18/2000
16296	M H	100	11/17/1999

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1559/1991	1/30/2026	WD Q	Q	I	01	635,000

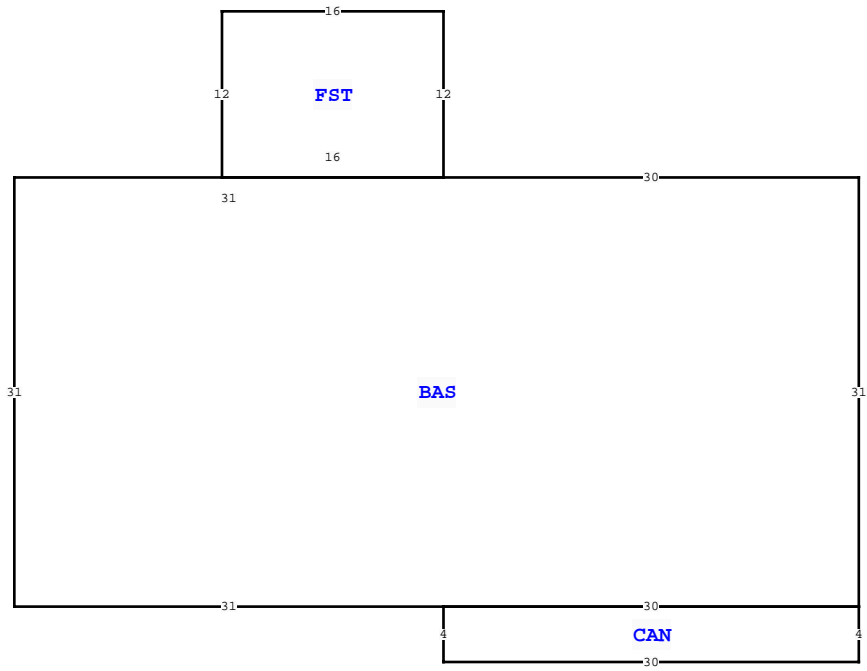
GRANTOR	GRANTEE	DATE	TYPE	U	I	35	SALE PRICE
GRANTOR: SMITH & SONS SOD COMP	GRANTEE: 2743 HOLDINGS, LLC	4/16/2024	WD	U	I	35	379,000

BUILDING NOTES	
BUILDING DIMENSIONS	

BAS= W13 UST= W7 S12 E7 N12§S12 W7 N12 W28 KTA= N4 W5 USP= N9 W9 S9 E9§ W9 N9 W16 S25 E30 N12§ S12 W30 S12 W5 S4E5 S13 E35 CAN= S4 E15 N4 W15§ E64 CAN= S4 E21 N4 W21§ E21 UST= E14 N12 W14 S12§ N14 UST= N28 UOP= N12 W19 S12 E19§ W19 S28 E19§ W19 BAS= N16 W23 S16 E23§ W23 N27§.

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	06	VINYL ASB	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		3	100
Frame	03	MASONRY	100
Story Height		8	100
RMS		4	100
Stories	1.	1.	100
Units		2	100
Condition Adj	02	02	100
Quality	05	05	
DOR CODE	3300 NIGHTCLUB/BARS		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	29616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,891	100	
CAN	120	30	
FST	192	50	
TOTALS	2,203		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	DUPLX	0%	2025								
Heated Area: 1891 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			99,253
TOTAL MARKET OB/XF VALUE			6,000
TOTAL LAND VALUE - MARKET			107,030
TOTAL MARKET VALUE			212,283
SOH/AGL Deduction			0
ASSESSED VALUE			212,283
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			212,283
TOTAL JUST VALUE			212,283
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			196,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1559/1991	1/30/2026	WD	Q	I	01	635,000
GRANTOR: SMITH & SONS SOD COMP						
GRANTEE: 2743 HOLDINGS, LLC						
1512/1787	4/16/2024	WD	U	I	35	379,000
GRANTOR: DUKES DEBORAH						
GRANTEE: SMITH & SONS SOD CO						

EXTRA FEATURES		8725 SW US HIGHWAY 27 , FORT WHITE														
L N	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

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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W30 FST= N12 W16 S12 E16\$ W31 S31 E31 CAN= S4 E30 N4 W30\$ E30 N31\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV