

S1/4 OF NW1/4 & NE1/4 OF SW1/4
& COMM AT SW COR OF NW1/4 OF
SW1/4, RUN E 40 FT TO A POINT

WHISPERING BRANCHES LLC
6139 SW SR-47
LAKE CITY, FL 32024

2026

30-5S-16-03741-001



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 463,760 TOTAL MARKET VALUE 28,942 SOH/AGL Deduction 0 ASSESSED VALUE 28,942 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 28,942 TOTAL JUST VALUE 463,760 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 379,440																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1297/1794</td> <td>7/08/2015</td> <td>WD</td> <td>Q</td> <td>V</td> <td>03</td> <td>99,800</td> </tr> </tbody> </table> GRANTOR: EDWARD KIRBY GRANTEE: WHISPERING BRANCHES 1289/0491 2/06/2015 WD Q V 01 90,000 GRANTOR: P J KIRBY JR GRANTEE: WHISPERING BRANCHES										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1297/1794	7/08/2015	WD	Q	V	03	99,800
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1297/1794	7/08/2015	WD	Q	V	03	99,800																																					
TOTALS EXTRA FEATURES										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/07/2026 MLU																							
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																											
																	BUILDING NOTES 																										
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																	LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	52.32	AC		1.00	1.00	1.00	281.00	281.00	14,702																										
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	32.00	AC		1.00	1.00	1.00	445.00	445.00	14,240																										
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	84.32	AC		1.00	1.00	1.00	5,500.00	5,500.00	463,760																										
																	TOTAL OB/XF 0																										
REVIEW DATE 05/07/2026 BY MLU Total Acres: 84.32 Total Land Value: 28,942 Market: 463,760 Agricultural: 28,942 Common: 0 PRINTED 06/11/2026 BY SYS																																											