

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																																															
																						<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 379,440 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 379,440 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 379,440																																															
DOR CODE		5600 TIMBERLAND 70-79																		PERMIT NUM				DESCRIPTION				AMT		ISSUED																																							
MAP NUM																																																																					
NEIGHBORHOOD/LOC		30516.00 1.00/																																																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											<b>SALES DATA</b> 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 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																																																					
TOTALS										BLD DATE				LGL DATE		04/10/2025		MLU		<b>BUILDING NOTES</b>  <b>BUILDING DIMENSIONS</b>																																																	
EXTRA FEATURES										XF DATE	INC DATE																																																										
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																																																					
LAND DESCRIPTION										TOTAL OB/XF										0																																																	
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	4,500.00	4,500.00	379,440																																																				
REVIEW DATE 04/10/2025 BY MLU										Total Acres: 84.32										Total Land Value: 28,942										Market: 379,440										Agricultural: 28,942										Common: 0										PRINTED 03/27/2026 BY SYS									