BEG NE COR OF NW1/4, RUN S 524.7 FT TO E R/W OF GRADED RD, N ALON TO N LINE OF SEC, E 1274.40 FT T

LEB REVOCABLE LIVING TRUST DATED MAY 29, 2026
11800 SW VILLAGE PRKY, G 307
PORT ST. LUCIE, FL 34987

2027

30-6S-16-03999-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30616.00	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

531 SW ROBERTS AVE, FORT WHITE

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	28,552
TOTAL LAND VALUE - MARKET	115,500
TOTAL MARKET VALUE	144,052
SOH/AGL Deduction	47,226
ASSESSED VALUE	96,826
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,826
TOTAL JUST VALUE	144,052
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41166	ELECTRICAL		01/19/2021
041166	ELECTRICAL		01/15/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/1380	5/29/2026	QC	U	I	11	100
GRANTOR: BOLIVAR PROPERTIES LL						
GRANTEE: LEB REVOCABLE LIVIN						
1422/1723	10/13/2020	WD	Q	I	01	90,000
GRANTOR: DAVID W & DONNA M HUT						
GRANTEE: BOLIVAR PROPERTIES						

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	0040	BARN,POLE	0	0	16	24	384.00	UT	3.00	3.00	100	2008	2008	3	100	1,152	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	0001	RES MISC	0	0	0	0	1.00	UT	16,400.00	16,400.00	100	2026	2025		100	16,400	

LAND DESCRIPTION

TOTAL OB/XF 28,552

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	10.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	115,500							

REVIEW DATE 05/27/2026 BY JB Total Acres: 10.50 Total Land Value: 115,500 Market: 0 Agricultural: 0 Common: 115,500 PRINTED 11/17/2026 BY SYS