

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 E 1274.40 FT

BOLIVAR PROPERTIES LLC  
6649 WOODS ISLAND CIR  
PORT ST. LUCIE, FL 34952

2026

30-6S-16-03999-000



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 <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 12,152 <b>TOTAL LAND VALUE - MARKET</b> 115,500 <b>TOTAL MARKET VALUE</b> 127,652 <b>SOH/AGL Deduction</b> 56,028 <b>ASSESSED VALUE</b> 71,624 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 71,624 <b>TOTAL JUST VALUE</b> 127,652 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 108,152											
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																															
<b>EXTRA FEATURES</b>										531 SW ROBERTS AVE, 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																
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																	
										TOTAL OB/XF 12,152																					
<b>LAND DESCRIPTION</b>																															
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							
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 02/26/2021 BY BC Total Acres: 10.50 Total Land Value: 115,500 Market: 0 Agricultural: 0 Common: 115,500 PRINTED 05/08/2026 BY SYS																															

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
1422/1723	10/13/2020	WD Q	Q	I	01	90,000
GRANTOR: DAVID W & DONNA M HUT						
GRANTEE: BOLIVAR PROPERTIES						
1260/2656	8/30/2013	WD Q	Q	I	01	72,900
GRANTOR: MARK F MCCARTHY						
GRANTEE: DAVID W & DONNA M H						

BUILDING NOTES

BUILDING DIMENSIONS