LOT 2 OF HILLS OF FT WHITE DESC
OF NW1/4 OF SE1/4, E 601.39 FT F
706.88 FT, S 600.91 FT, S 30.10

ARROJO PATRICK
3400 SW 12 ST
MIAMI, FL 33135

2027

30-6S-16-04002-002

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

547 SW PEWTER DR, 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	19,990
TOTAL LAND VALUE - MARKET	95,744
TOTAL MARKET VALUE	115,734
SOH/AGL Deduction	0
ASSESSED VALUE	115,734
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,734
TOTAL JUST VALUE	115,734
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/1254	1/10/2025	WD	Q	I	01	125,000
GRANTOR: BULLARD MANAGEMENT SE						
GRANTEE: ARROJO PATRICK						
1529/2153	12/17/2024	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BULLARD MANAGEMENT						

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	4,995	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,800	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0001	RES MISC	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,995	

LAND DESCRIPTION

TOTAL OB/XF 19,990

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					10.24	AC		1.00	1.00	0.85	11,000.00	9,350.00	95,744							

REVIEW DATE 05/21/2026 BY JB — Total Acres: 10.24 — Total Land Value: 95,744 — Market: 0 — Agricultural: 0 — Common: 95,744 — PRINTED 11/17/2026 BY SYS