

LOT 9 FALLING CREEK FARMS UNR:
 ALSO DESC AS: COMM SW COR OF SEC
 N 1325.48 FT, N 40.93 FT, N 60.2

ANYANWU OTUTU LLC
 9300 CONROY WINDEMERE RD, UT 2845
 WINDEMERE, FL 34786

2026

31-2S-17-04804-109


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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 70,726 TOTAL MARKET VALUE 70,726 SOH/AGL Deduction 0 ASSESSED VALUE 70,726 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 70,726 TOTAL JUST VALUE 70,726 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 65,286											
																				PERMIT NUM DESCRIPTION AMT ISSUED 000054305 Right-of-Way Acce 10/23/2025											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1525/1041 10/16/2024 WD Q V 05 220,100 GRANTOR: RAYDIENT LLC GRANTEE: ANYANWU OTUTU LLC											
TOTALS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/12/2026 MLU											
EXTRA FEATURES																															
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															
																	TOTAL OB/XF 0														
LAND DESCRIPTION																	TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	9900	C	AC NON-AG	0					12.09	AC		1.00	1.00	0.90	6,500.00	5,850.00	70,726														
REVIEW DATE 05/12/2026 BY MLU Total Acres: 12.09 Total Land Value: 70,726 Market: 0 Agricultural: 0 Common: 70,726 PRINTED 05/29/2026 BY SYS																															