**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

**2027**

**31-2S-17-04804-109**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 9900 | NON AG ACREAGE | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 30217.01 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

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|---|---|---|---|
| BLD DATE | | LGL DATE | 05/12/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 | 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 | 70,726 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000054305 | Right-of-Way Acce | | 10/23/2025 |
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1525/1041 | 10/16/2024 | WD | Q | V | 05 | 220,100 |

GRANTOR: RAYDIENT LLC

GRANTEE: ANYANWU OTUTU LLC

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 9900 | C | AC NON-AG | 0 | | | | | 12.09 | AC | | 1.00 | 1.00 | 0.90 | 6,500.00 | 5,850.00 | 70,726 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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**REVIEW DATE** 05/12/2026 **BY** MLU Total Acres: 12.09 Total Land Value: 70,726 Market: 0 Agricultural: 0 Common: 70,726 **PRINTED** 11/17/2026 BY SYS