SE1/4 OF NE1/4 & N1/2 OF NE1/4
OF SE1/4 ALL LYING E OF DREW
FEAGLE RD & S OF N'LY R/W OF

DENUNE RANCH INC
P O BOX 1733
LAKE CITY, FL 32056

2027

31-5S-16-03744-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31516.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/07/2022 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	0
TOTAL LAND VALUE - MARKET	3,450
TOTAL MARKET VALUE	668
SOH/AGL Deduction	0
ASSESSED VALUE	668
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	668
TOTAL JUST VALUE	3,450
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,450

PRMT:5:1: GASKINS

PRMT:4:1: WATERS

PRMT:3:1: HUBERT GASKINS LOT 1 PINE FOREST

PRMT:2:1: D. SMITH LOT 20 PINE ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15138	M H	125	02/26/1999
15114	M H	125	02/22/1999
14962	M H	125	01/20/1999
14948	M H	125	01/15/1999
14825	M H	125	12/16/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1180/2420	9/16/2009	TR	Q	I	01	2,531,000
GRANTOR: FT WHITE LAND TRUST						
GRANTEE: DENUNE RANCH INC						
1173/1950	4/15/2009	QC	U	V	11	100
GRANTOR: GEMMER						
GRANTEE: DAVID M ROBERTSON A						

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

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	445.00	445.00	668							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	2,300.00	2,300.00	3,450							

REVIEW DATE 03/26/2026 BY AJ Total Acres: 1.50 Total Land Value: 668 Market: 3,450 Agricultural: 668 Common: 0 PRINTED 11/17/2026 BY SYS