E1/2 OF NE1/4 & NE1/4 OF SE1/4 E
IN WD 1412-1906.

RIVER BEND FARM LLC
590 SW MAPLETON ST
FORT WHITE, FL 32038

2026

31-7S-17-10071-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30717.00 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	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	492,840
TOTAL MARKET VALUE	30,713
SOH/AGL Deduction	0
ASSESSED VALUE	30,713
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,713
TOTAL JUST VALUE	492,840
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	492,840

LAND:1:1: JOINS 32-7S-17-10087-000 319.56 AC TOTAL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1278/2451	7/23/2014	WD	U	V	11	100
GRANTOR: WM KEITH & CARRIE BAR						
GRANTEE: RIVER BEND FARM LLC						
1272/0166	3/11/2014	WD	U	V	30	100
GRANTOR: CHARLES A ROBERTS (IN						
GRANTEE: KELLIE R RENDEK & C						

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	47.00	AC		1.00	1.00	1.00	281.00	281.00	13,207							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	62.52	AC		1.00	1.00	1.00	280.00	280.00	17,506							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	109.52	AC		1.00	1.00	1.00	4,500.00	4,500.00	492,840							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 109.52 Total Land Value: 30,713 Market: 492,840 Agricultural: 30,713 Common: 0 PRINTED 03/24/2026 BY SYS