

COMM SE COR SE1/4 OF NE1/4 RUN W
 198.25 FT, W 153.85 FT FOR POB,
 151.55 FT, N 130 FT, E 180.90 FT

REALE DEVELOPMENT LLC
 5704 BUCHANAN DR
 FORT PIERCE, FL 34982

2026

32-4S-18-10524-003


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																						
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 12,300 TOTAL LAND VALUE - MARKET 17,000 TOTAL MARKET VALUE 29,300 SOH/AGL Deduction 0 ASSESSED VALUE 29,300 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 29,300 TOTAL JUST VALUE 29,300 NCON VALUE 5,000 INCOME VALUE PREVIOUS YEAR MKT VALUE 10,870																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 000055435 Mobile Home 04/07/2026 000055319 Right-of-Way Acce 03/25/2026 35340 PUMP/UTPOL 50 05/22/2017																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1553/677</td> <td>10/31/2025</td> <td>WD</td> <td>Q</td> <td>I</td> <td>01</td> <td>39,000</td> </tr> </tbody> </table> GRANTOR: DOUGLAS SUSAN GRANTEE: REALE DEVELOPMENT L 1418/1346 8/01/2020 QC U I 11 100 GRANTOR: NANCY DOUGLAS GRANTEE: SUSAN DOUGLAS										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1553/677	10/31/2025	WD	Q	I	01	39,000
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1553/677	10/31/2025	WD	Q	I	01	39,000																																					
										BLD DATE LGL DATE XF DATE LAND DATE 04/29/2025 MLU INC DATE AG DATE																																	
TOTALS EXTRA FEATURES 2928 SE EBENEZER RD, LAKE CITY																				BUILDING NOTES BUILDING DIMENSIONS																							
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																										
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300																											
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																											
3	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	5,000																											
										LAND DESCRIPTION TOTAL OB/XF 12,300																																	
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	9901	C	AC/XFOB	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	17,000.00	17,000.00	17,000																										
REVIEW DATE 04/14/2026 BY Nick Total Acres: 0.51 Total Land Value: 17,000 Market: 0 Agricultural: 0 Common: 17,000 PRINTED 06/10/2026 BY SYS																																											