

S3/4 OF SW1/4 & N1/2 OF N1/2 OF SW1/4 OF NW1/4 ALL LYING S OF N LINE EASEMENT, EX A PARCEL DESC

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

2026

32-5S-16-03745-004

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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 7,000 TOTAL LAND VALUE - MARKET 996,660 TOTAL MARKET VALUE 95,494 SOH/AGL Deduction 2,713 ASSESSED VALUE 92,781 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 92,781 TOTAL JUST VALUE 1,003,660 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,003,660																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				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>1180/2420</td> <td>9/16/2009</td> <td>TR</td> <td>Q</td> <td>I</td> <td>01</td> <td>2,531,000</td> </tr> </tbody> </table> GRANTOR: FT WHITE LAND TRUST GRANTEE: DENUNE RANCH INC 1121/0364 5/29/2007 QC Q I 01 100 GRANTOR: BRUCE ROBINSON GRANTEE: FORT WHITE LAND TRU										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
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																																					
TOTALS EXTRA FEATURES										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/07/2026 MLU																							
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	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																												
LAND DESCRIPTION										TOTAL OB/XF 7,000																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	160.48	AC		1.00	1.00	1.00	445.00	445.00	71,414																										
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	61.00	AC		1.00	1.00	1.00	280.00	280.00	17,080																										
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	221.48	AC		1.00	1.00	1.00	4,500.00	4,500.00	996,660																										
REVIEW DATE 02/05/2020 BY BC Total Acres: 221.48 Total Land Value: 88,494 Market: 996,660 Agricultural: 88,494 Common: 0 PRINTED 05/08/2026 BY SYS																																											