

COMM AT POINT OF INT OF S'RLY R/
CHARLES RD & E'RLY R/W LINE OF L
RUN E 1372.19 FT TO W'RLY R/W LI

NEWCARE PROPERTY GROUP LLC
12424 COUNTY RD 49
LIVE OAK, FL 32060

2026

34-3S-16-02483-902


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: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 55,080 TOTAL MARKET VALUE 55,080 SOH/AGL Deduction 0 ASSESSED VALUE 55,080 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 55,080 TOTAL JUST VALUE 55,080 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 51,000																							
																				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>1516/704</td> <td>5/29/2024</td> <td>WD Q</td> <td>Q</td> <td>V</td> <td>01</td> <td>150,000</td> </tr> </tbody> </table> GRANTOR: FRIER FINANCE INC GRANTEE: NEWCARE PROPERTY GR										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1516/704	5/29/2024	WD Q	Q	V	01	150,000
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1516/704	5/29/2024	WD Q	Q	V	01	150,000																																					
TOTALS EXTRA FEATURES										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/14/2026 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																											
																	BUILDING NOTES																										
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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	1000	C	VACANT COMME	0		CG	0.00	0.00	1.02	AC		1.00	1.00	1.00	54,000.00	54,000.00	55,080																										
																	TOTAL OB/XF 0																										
REVIEW DATE 05/14/2026 BY MLU Total Acres: 1.02 Total Land Value: 55,080 Market: 0 Agricultural: 0 Common: 55,080 PRINTED 06/19/2026 BY SYS																																											