BEG NE COR OF SE1/4, N 27.85 FT
W 356.69 FT, S 470.4 FT, E 68.91
287.78 FT, N 614.4 FT TO POB.

LISA'S LAND LLC
494 SW DORTCH ST
FORT WHITE, FL 32038

**2027**

**34-6S-16-04063-005**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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| | | | |
|---|---|---|---|
| DOR CODE | 6200 | PASTURE CLS33 | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 16.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

5444 SW COUNTY ROAD 18, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| 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 | 32,500 |
| TOTAL MARKET VALUE | 1,400 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 1,400 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,400 |
| TOTAL JUST VALUE | 32,500 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 32,500 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000055140 | New Residential C | 250,000 | 03/02/2026 |
| 000054917 | Right-of-Way Acce | | 01/30/2026 |
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1318/1281 | 7/12/2016 | WD | Q | V | 01 | 1,000 |
| GRANTOR: JACK CLINTON BROWN JR | | | | | | |
| GRANTEE: LISA LAND, LLC | | | | | | |
| 0479/0082 | 11/01/1981 | WD | Q | V | | 14,500 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 | 6200 | A | PASTURE 3 | 0 | | RSF/MH | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 1,400 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 6,500.00 | 6,500.00 | 32,500 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE BY Total Acres: 5.00 Total Land Value: 1,400 Market: 32,500 Agricultural: 1,400 Common: 0 PRINTED 11/17/2026 BY SYS