

BEG NW COR, RUN E 1595.73 FT, S
N R/W OF RR, RUN W ALONG R/W 172
755.54 FT TO POB.

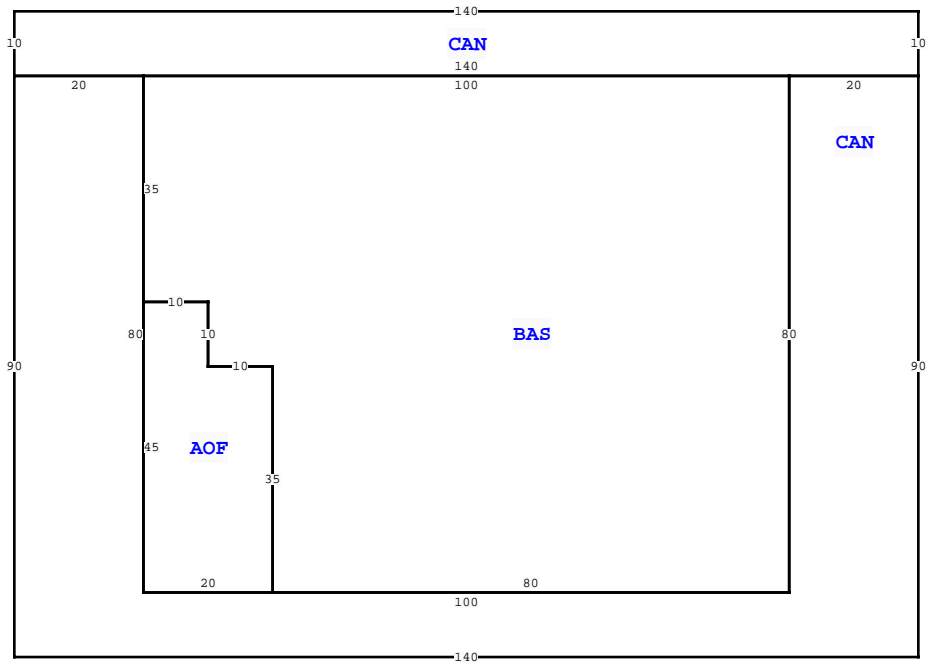
MAYO FERTILIZER INC
581 NE CR 411
MAYO, FL 32066

2026

36-3S-17-07463-005

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floo	03 CONC FINSH 100
Ceiling	03 PART.FIN. 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Fixtures	4 100
Frame	05 STEEL 100
Story Height	18 100
RMS	2 100
Stories	1. 1. 100
Units	N/A 100
Condition Adj	03 03 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
8700	06	10,200	94.0016	35.72	364,344	2021	2021	0	0	0	3.00	97.00		
1 PREF M B A 0% - 2022 Heated Area: 8000 HX Base Yr														



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	4700	MINERAL PROCESSING		06	36317.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
AOF	800	150		1,200	41,578		
BAS	7,200	100		7,200	249,468		
CAN	1,400	30		420	14,552		
CAN	4,600	30		1,380	47,815		
TOTALS		14,000		10,200	353,414		

EXTRA FEATURES																	
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	0260	PAVEMENT-A	0	0	0	0	44,040.00	UT	1.60	1.60	100	2022	2021		100	70,464	
2	0140	CLFENCE	6	0	0	0	4,700.00	UT	7.50	7.50	100	2022	2021		100	35,250	
3	0260	PAVEMENT-A	0	0	0	0	98,888.00	UT	2.00	2.00	100	2026	2025		100	197,776	
4	0020	BARN,FR	0	0	28	28	784.00	UT	15.00	15.00	100	2026	2025		100	11,760	
5	0283	RR SPUR	0	0	0	0	1,920.00	UT	50.00	50.00	100	2026	2025		100	96,000	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	4700	C	MINERAL PR	0		A-1	0.00	0.00	24.94	AC		1.00	1.00	1.00	20,000.00	20,000.00	498,800							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			1,701,763
TOTAL MARKET OB/XF VALUE			411,250
TOTAL LAND VALUE - MARKET			498,800
TOTAL MARKET VALUE			2,611,813
SOH/AGL Deduction			0
ASSESSED VALUE			2,611,813
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,611,813
TOTAL JUST VALUE			2,611,813
NCON VALUE			1,653,885
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			961,571

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052597	Electrical Servic	100,000	03/14/2025
40315	COMMERCIAL	0	08/10/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1357/1517	3/30/2018	WD	U	V	31	300,000

GRANTOR: ANDERSON COLUMBIA CO
GRANTEE: MAYO FERTILIZER INC
0884/1741 7/15/1999 WD Q V 147,000
GRANTOR: BUCK, ANDREWS LEWIS A
GRANTEE: ANDERSON COLUMBIA C

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=10,0] S35 E10 S10 E10 S35 E80 N80 W100 \$	
CAN=[ORIG=-10,0] S90 E140 N90 W20 S80 W100 N80 W20 \$	
CAN=[ORIG=-10,-10] S10 E140 N10 W140 \$	
AOF=[ORIG=10,35] S45 E20 N35 W10 N10 W10 \$	

BEG NW COR, RUN E 1595.73 FT, S
N R/W OF RR, RUN W ALONG R/W 172
755.54 FT TO POB.

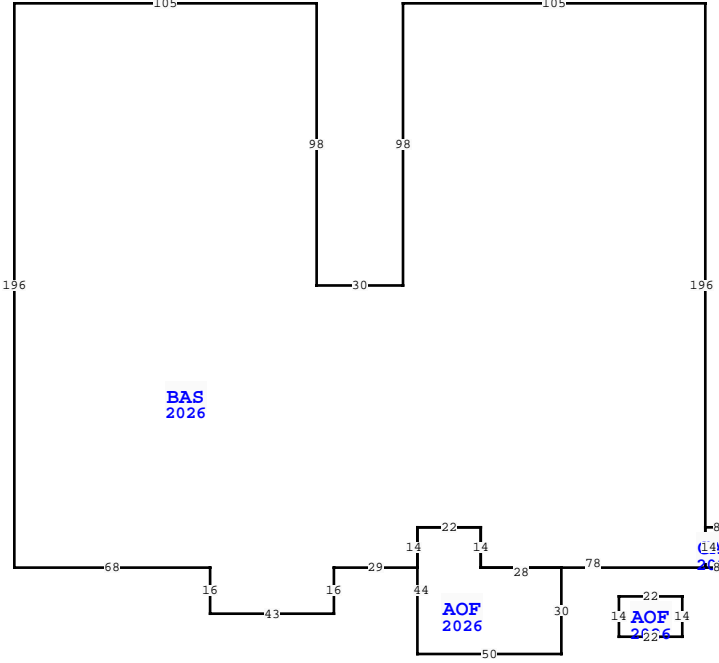
MAYO FERTILIZER INC
581 NE CR 411
MAYO, FL 32066

2026

36-3S-17-07463-005


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		20 100
RMS		5 100
Stories	1.	1. 100
Condition Adj	03	03 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
8400	06	47,688	75.1450	28.56	1,361,969	2025	2025	0	0	0	1.00	99.00		
2 WAREH STOR 0% - 2026 Heated Area: 46596 HX Base Yr														



Quality	05	05			
DOR CODE	4700 MINERAL PROCESSING				
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	36317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	308	150	2026	462	13,063
AOF	1,808	150	2026	2,712	76,680
BAS	44,480	100	2026	44,480	1,257,646
CAN	112	30	2026	34	961
TOTALS	46,708			47,688	1,348,349

EXTRA FEATURES																
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

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

COLUMBIA COUNTY PROPERTY			PAGE 2 of 2	2
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TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			2,611,813	
TOTAL JUST VALUE			2,611,813	
NCON VALUE			1,653,885	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			961,571	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: ANDERSON COLUMBIA CO						
GRANTEE: MAYO FERTILIZER INC						
0884/1741	7/15/1999	WD	Q	V		147,000
GRANTOR: BUCK, ANDREWS LEWIS A						
GRANTEE: ANDERSON COLUMBIA C						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2026;ORIG=-90,-311] S196 E68 S16 E43 N16 E29 N14 E22 S14 E78 N196 W105 S98 W30 N98 W105 \$													
AOF=[YR=2026;ORIG=50,-129] S44 E50 N30 W28 N14 W22 \$													
AOF=[YR=2026;ORIG=120,-105] S14 E22 N14 W22 \$													
CAN=[YR=2026;ORIG=150,-129] S14 E8 N14 W8 \$													

TOTAL OB/XF														0										