

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.

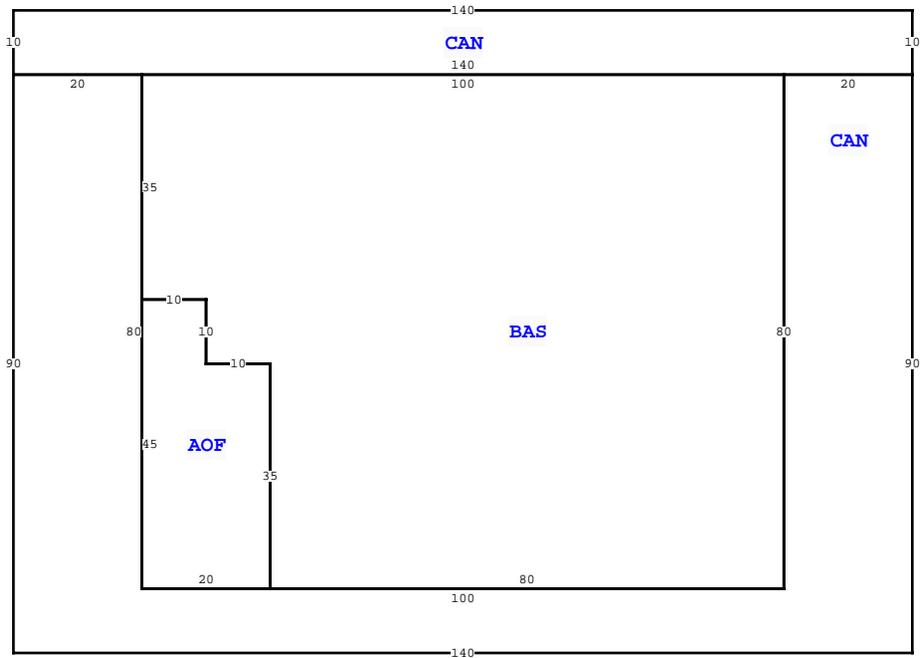
MAYO FERTILIZER INC  
581 NE CR 411  
MAYO, FL 32066

2026

36-3S-17-07463-005

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	
Quality	05	05	
DOR CODE	2500 REPAIR SERVICE		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	800	150	
BAS	7,200	100	
CAN	1,400	30	
CAN	4,600	30	
TOTALS	14,000		10,200 372,014

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	37.60	383,520	2021	2021	0	0	3.00	97.00
1 PREF M B A 0% - 2022 Heated Area: 8000 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	1,791,180		
TOTAL MARKET OB/XF VALUE	411,250		
TOTAL LAND VALUE - MARKET	498,800		
TOTAL MARKET VALUE	2,701,230		
SOH/AGL Deduction	12,654		
ASSESSED VALUE	2,688,576		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	2,688,576		
TOTAL JUST VALUE	2,701,230		
NCON VALUE	1,724,702		
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						

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

TOTAL OB/XF												411,250												
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	2500	C	SRVC SHOPS	0		A-1	0.00	0.00	24.94	AC		1.00	1.00	1.00	20,000.00	20,000.00	498,800							

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.

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581 NE CR 411  
MAYO, FL 32066

2026

36-3S-17-07463-005



BUILDING CHARACTERISTICS		
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
Quality	05	05
DOR CODE	2500 REPAIR SERVICE	
MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC	36317.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
AOF	308	150
AOF	1,808	150
BAS	44,480	100
CAN	112	30
TOTALS	46,708	

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
2	WAREH	STOR	0%	- 2026	Heated Area: 46596							HX Base Yr													
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
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COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	2
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GRANTEE: ANDERSON COLUMBIA C						

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE

TOTAL OB/XF														0			
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

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 \$									

LAND DESCRIPTION										TOTAL OB/XF										0				
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