BEG SW COR OF SW1/4 OF SE1/4, N
GLENWOOD CIR, E 298.92 FT, S 306
FT TO POB & COMM SW COR OF SW1/4

MONTENEGRO RANCH LLC
225 EAST DANIA BEACH BLVD
DANIA BEACH, FL 33004

2027

36-4S-16-03383-000

BUILDING CHARACTERISTICS

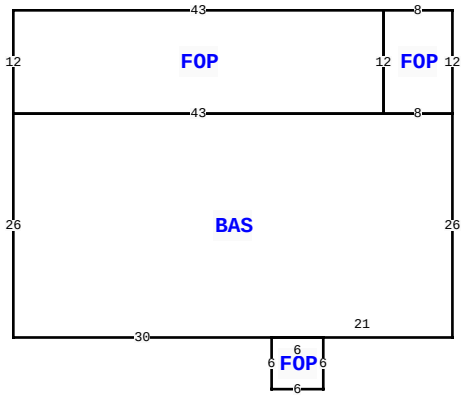
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	36416.010	1.00/

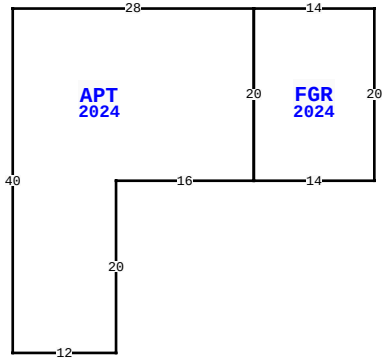
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	800	100	2024	800	45,492
BAS	1,326	100		1,326	75,403
FGR	280	55	2024	154	8,757
FOP	36	30		11	626
FOP	96	30		29	1,649
FOP	516	30		155	8,814
TOTALS	3,054			2,475	140,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,475	103.3920	113.73	281,482	1978	1978	15	0	0	35.00	50.00

1 SINGLE FAM 0% - 2024 Heated Area: 2126 HX Base Yr





924 SW HAMLET CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	315,481
TOTAL MARKET OB/XF VALUE	33,677
TOTAL LAND VALUE - MARKET	64,920
TOTAL MARKET VALUE	414,078
SOH/AGL Deduction	0
ASSESSED VALUE	414,078
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	414,078
TOTAL JUST VALUE	414,078
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	419,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/1223	12/15/2023	WD	Q	I	05	2,400,000
GRANTOR: DIAZ RANCH LLC						
GRANTEE: MONTENEGRO RANCH LL						
1505/1219	12/14/2023	WD	U	V	11	100
GRANTOR: CHANDLER PHYLLIS LITT						
GRANTEE: MONTENEGRO RANCH LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W43 S26 E30 E21 N26 W8 $
FOP=[ORIG=0,0] N12 W43 S12 E43 $
FOP=[ORIG=8,0] N12 W8 S12 E8 $
FOP=[ORIG=-13,26] S6 E6 N6 W6 $
APT=[YR=2024;ORIG=20,-10] S40 E12 N20 E16 N20 W28 $
FGR=[YR=2024;ORIG=48,-10] S20 E14 N20 W14 $
.

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
1	0190	FPLC PF	0	0	0	0	2.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	2,400	
2	0040	BARN,POLE	0	0	63	44	2,772.00	UT	8.00	8.00	20	2000	2000	3	20	4,435	
3	0083	DOCK-LAKE	0	0	0	0	500.00	UT	11.50	11.50	40	1993	1993	3	30	1,725	
4	0265	PRCH,UEP	0	0	14	16	224.00	UT	18.00	18.00	60	1993	1993	3	60	2,419	
5	0166	CONC,PAVMT	0	0	0	0	3,942.00	UT	2.00	2.00	80	1993	1993	3	80	6,307	
6	0169	FENCE/WOOD	0	0	0	0	500.00	UT	7.50	7.50	50	1993	1993	3	50	1,875	
7	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
8	0166	CONC,PAVMT	0	0	24	25	600.00	UT	1.12	1.12	100	0	0	3	100	672	
9	0166	CONC,PAVMT	0	0	0	0	5,037.00	UT	2.00	2.00	50	1993	1993	3	50	5,037	
10	0169	FENCE/WOOD	0	0	0	0	150.00	UT	7.50	7.50	50	1993	1993	3	50	563	

LAND DESCRIPTION

TOTAL OB/XF 26,633

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	0100	C	SFR	0		A-1	0.00	0.00	0.85	AC		1.00	1.00	1.00	12,000.00	12,000.00	10,200							
2	0100	C	SFR	0		A-1	0.00	0.00	2.41	AC		1.00	1.00	1.00	12,000.00	12,000.00	28,920							
3	0100	C	SFR	0		A-1	0.00	0.00	2.15	AC		1.00	1.00	1.00	12,000.00	12,000.00	25,800							

REVIEW DATE 08/14/2024 BY JH Total Acres: 5.41 Total Land Value: 64,920 Market: 0 Agricultural: 0 Common: 64,920 PRINTED 11/17/2026 BY SYS

BEG SW COR OF SW1/4 OF SE1/4, N
GLENWOOD CIR, E 298.92 FT, S 306
FT TO POB & COMM SW COR OF SW1/4

MONTENEGRO RANCH LLC
225 EAST DANIA BEACH BLVD
DANIA BEACH, FL 33004

2027

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BUILDING CHARACTERISTICS

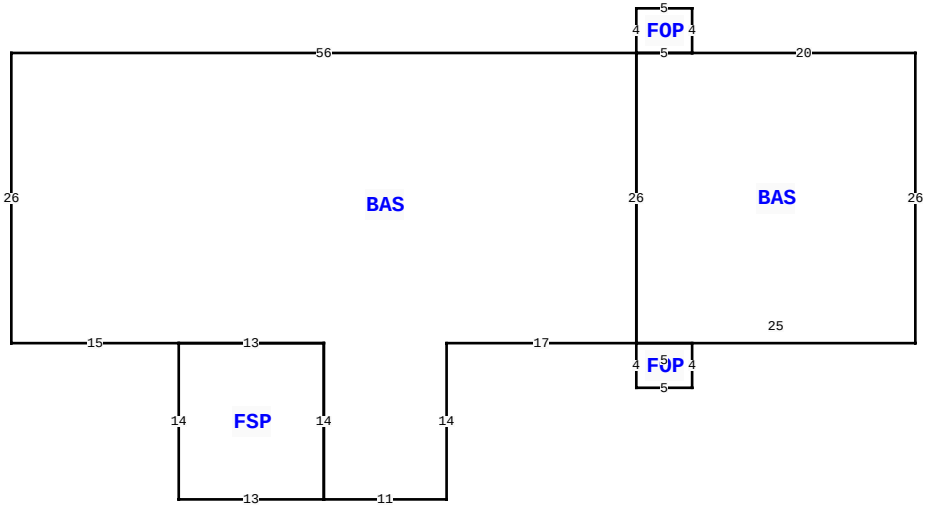
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	36416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	650	100		650	48,435
BAS	1,610	100		1,610	119,971
FOP	20	30		6	447
FOP	20	30		6	447
FSP	182	40		73	5,440
TOTALS	2,482			2,345	174,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,345	104.2200	114.64	268,831	2000	1986	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 2024 Heated Area: 2260 HX Base Yr



878 SW HAMLET CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

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
11	0294	SHED WOOD/	0	0	9	24	1.00	UT	0.00	0.00	100	2011	2011	3	100	800	
12	0166	CONC,PAVMT	0	0	0	0	3,122.00	UT	2.00	2.00	100	2011	2011	3	100	6,244	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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TOTAL JUST VALUE	414,078
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INCOME VALUE	
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1505/1219	12/14/2023	WD	U	V	11	100
GRANTOR: CHANDLER PHYLLIS LITT						
GRANTEE: MONTENEGRO RANCH LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S26 E15 FSP= S14 E13 N14 W13$ E13 S14 E11 N14 E17 FOP= S4 E5 N4 W5$ BAS= E25 N26 W20 FOP= N4 W5 S4 E5$ W5 S26$ N26$.

LAND DESCRIPTION

TOTAL OB/XF 7,044

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

REVIEW DATE 08/14/2024 BY JH Total Acres: 5.41 Total Land Value: 64,920 Market: 0 Agricultural: 0 Common: 64,920 PRINTED 11/17/2026 BY SYS