

COMM NE COR OF SEC, RUN W 21.08
FT). FOR POB RUN S 61 DG W TO LO
SUWANNEE RIVER, RUN N'RLY ALONG

SHERWOOD FOREST-DEEP CREEK LLC
2326 S PARSONS AVE
SEFFNER, FL 33584

2026

02-2S-16-01565-001



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	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																	71,335												
TOTAL MARKET VALUE																	5,772												
SOH/AGL Deduction																	0												
ASSESSED VALUE																	5,772												
TOTAL EXEMPTION VALUE																	CP 2,886												
BASE TAXABLE VALUE																	2,886												
TOTAL JUST VALUE																	71,335												
NCON VALUE																	0												
INCOME VALUE																													
PREVIOUS YEAR MKT VALUE																	71,335												
SALE:2:3: \$2,906.66/AC. WP																													
SALE:2:2: SALE IS 2,064.22 AC FOR \$6,000,000 =																													
SALE:2:1: 12-21-10: MULTI-PRCL SALE. TOTAL AC IN T																													
SALE:1:1: REFER TO NOTE ABOUT SALE ON PRCL # 01554																													
PERMIT NUM							DESCRIPTION							AMT							ISSUED								
SALES DATA																													
OFF RECORD Number							DATE							TYPE INST		Q / V		I / I		RSN CD		SALE PRICE							
1455/2388							12/29/2021							WD		Q		I		05		7,856,900							
GRANTOR: GLOBAL PLANTATION INV																													
GRANTEE: SHERWOOD FOREST-DEE																													
1205/2495							12/01/2010							WD		Q		I		01		6,000,000							
GRANTOR: PLANTATION AT DEEP CR																													
GRANTEE: GLOBAL PLANTATION I																													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
TOTAL OB/XF 0																													
LAND DESCRIPTION																													
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	5500	A	TIMBER 2	0		A-1			12.97	AC		1.00	1.00	1.00	445.00	445.00	5,772												
2	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	12.97	AC		1.00	1.00	1.00	5,500.00	5,500.00	71,335												
REVIEW DATE 04/14/2025 BY MLU Total Acres: 12.97 Total Land Value: 5,772 Market: 71,335 Agricultural: 5,772 Common: 0 PRINTED 11/21/2025 BY SYS																													