ALL EX NE1/4 OF NE1/4 OF SW1/4 & OF NE1/4 OF SE1/4. EX 41.50 AC D

FLORIDA POWER & LIGHT COMPANY
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

2026

07-4S-18-10351-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00	1.00/	

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

MARKET ADJUSTMENTS

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,654,500
TOTAL MARKET VALUE	235,906
SOH/AGL Deduction	0
ASSESSED VALUE	235,906
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,906
TOTAL JUST VALUE	1,654,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,654,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/583	1/12/2024	WD	U	V	20	16,143,300
GRANTOR: PHILLIPS FOREST LLC						
GRANTEE: FLORIDA POWER & LIG						
1410/1502	4/24/2020	WD	U	V	11	0
GRANTOR: KATHLEEN E BENTON & E						
GRANTEE: PHILLIPS FOREST LLC						

BUILDING NOTES

BUILDING DIMENSIONS

3785 SE STATE ROAD 100, LAKE CITY

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/14/2025 MLU
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

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	493.50	AC		1.00	1.00	1.00	445.00	445.00	219,608							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	58.00	AC		1.00	1.00	1.00	281.00	281.00	16,298							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	551.50	AC		1.00	1.00	1.00	3,000.00	3,000.00	1,654,500							

REVIEW DATE 04/14/2025 BY MLU Total Acres: 551.50 Total Land Value: 235,906 Market: 1,654,500 Agricultural: 235,906 Common: 0 PRINTED 11/19/2025 BY SYS