W1/2 & NE1/4 OF SE1/4 & W1/2 OF SE1/4, ALL AS LIES W OF SR-47.

FRP COLUMBIA COUNTY SOLAR LLC
700 UNIVERSE BOULEVARD
JUNO BEACH, FL 33408

2026

08-7S-16-04158-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	8716.00	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

5665 SW WILSON SPRINGS RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

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	172,500
TOTAL LAND VALUE - MARKET	1,742,660
TOTAL MARKET VALUE	1,915,160
SOH/AGL Deduction	0
ASSESSED VALUE	1,915,160
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,915,160
TOTAL JUST VALUE	1,915,160
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,915,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049286	Electrical Servic	50,000,000	02/29/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1421/0984	9/10/2020	WD	U	V	11	100
GRANTOR: J-HAJ ENTOURAGE LLC						
GRANTEE: FRP COLUMBIA COUNTY						
1385/0319	5/01/2019	WD	U	V	11	100
GRANTOR: BOULDEVARD ASSOCIATES						
GRANTEE: J-HAJ ENTOURAGE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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	0140	CLFENCE 6	0	0	0	0	23,000.00	UT	7.50	7.50	100	2025	2024		100	172,500	

LAND DESCRIPTION

TOTAL OB/XF 172,500

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	348.50	AC		1.00	1.00	1.00	5,000.00	5,000.00	1,742,500							
2	9400	C	RIGHTOFWAY	0		A-1	0.00	0.00	16.00	AC		1.00	1.00	1.00	10.00	10.00	160							

REVIEW DATE 01/06/2025 BY ME Total Acres: 364.50 Total Land Value: 1,742,660 Market: 0 Agricultural: 0 Common: 1,742,660 PRINTED 11/18/2025 BY SYS