W1/2 OF NE1/4.
499-249, 809-1774,1783, WD
1194-21, WD 1407-2104, WD 1412

DUKE ENERGY FLORIDA LLC
PO BOX 37996, PROPERTY TAX DEPARTMENT
CHARLOTTE, NC 37996

2025

21-7S-16-04267-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9101	Solar Energy	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21716.00	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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	44,325
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	444,325
SOH/AGL Deduction	0
ASSESSED VALUE	444,325
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	444,325
TOTAL JUST VALUE	444,325
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	444,325

LAND:1:1: OWNS 4231-000 & 4268-000 TOTAL 240AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1412/0452	5/22/2020	WD	U	V	11	0
GRANTOR: RVC HOLDINGS LLC						
GRANTEE: DUKE ENERGY FLORIDA						
1407/2104	3/09/2020	WD	Q	V	05	1,833,100
GRANTOR: RVC HOLDINGS LLC						
GRANTEE: FIRST SOLAR DEVELOP						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/03/2023 MLU
INC DATE		AG DATE	

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	5,910.00	UT	7.50	7.50	100	2024	2020		100	44,325	

LAND DESCRIPTION

TOTAL OB/XF 44,325

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	9101	C	Solar Energy	0		A-1	0.00	0.00	80.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	400,000							

REVIEW DATE 05/03/2023 BY MLU Total Acres: 80.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/15/2025 BY SYS