ALL EX NW1/4 OF SE1/4. (TRACT 1)
72-393, 120-290, 173-454, 618-69

EPC HOLDINGS 1047 LLC
1 RAYONIER WAY
WILDLIGHT, FL 32097

2026

22-4S-18-10396-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,500,000
TOTAL MARKET VALUE	130,792
SOH/AGL Deduction	0
ASSESSED VALUE	130,792
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,792
TOTAL JUST VALUE	1,500,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,500,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1520/1976	8/05/2024	WD	Q	V	05	3,718,000
GRANTOR: PHILLIPS FOREST LLC						
GRANTEE: EPC HOLDINGS 1047 L						
1410/1520	4/24/2020	WD	U	V	16	125,800
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: PHILLIPS FOREST 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

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	50.00	AC		1.00	1.00	1.00	445.00	445.00	22,250							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	291.00	AC		1.00	1.00	1.00	281.00	281.00	81,771							
3	5700	A	TIMBER 4	0		A-1	0.00	0.00	88.00	AC		1.00	1.00	1.00	227.00	227.00	19,976							
4	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	168.00	AC		1.00	1.00	1.00	40.00	40.00	6,720							
5	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	25.00	25.00	75							
6	9910	M	MKT.VAL.AG	0			0.00	0.00	600.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,500,000							

REVIEW DATE 04/14/2025 BY MLU Total Acres: 600.00 Total Land Value: 130,792 Market: 1,500,000 Agricultural: 130,792 Common: 0 PRINTED 10/10/2025 BY SYS