GOV'T LOT 8.

618-693, 741-957-989, 882-1933 T

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

**2026**

**25-1S-16-01554-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5600 | TIMBERLAND 70-79 | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 25116.00 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/11/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 0 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 266,000 |
| TOTAL MARKET VALUE | | 15,813 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 15,813 |
| TOTAL EXEMPTION VALUE | CP | 7,906 |
| BASE TAXABLE VALUE | | 7,907 |
| TOTAL JUST VALUE | | 266,000 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 266,000 |

SALE:3:3: $2,906.66/AC. WP

SALE:3:2: SALE IS 2,064.22 AC FOR $6,000,000 =

SALE:3:1: 12-21-10: MULTI-PRCL SALE. TOTAL AC IN T

SALE:2:6: 04611-000)

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V 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

## 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 | 5910 | A | SWAMP/CYPRES | 0 | | | | | 23.00 | AC | | 1.00 | 1.00 | 1.00 | 40.00 | 40.00 | 920 | | | | | | | |
| 2 | 5600 | A | TIMBER 3 | 0 | | | 0.00 | 0.00 | 53.00 | AC | | 1.00 | 1.00 | 1.00 | 281.00 | 281.00 | 14,893 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 76.00 | AC | | 1.00 | 1.00 | 1.00 | 3,500.00 | 3,500.00 | 266,000 | | | | | | | |

REVIEW DATE 04/11/2025 BY MLU Total Acres: 76.00 Total Land Value: 15,813 Market: 266,000 Agricultural: 15,813 Common: 0 PRINTED 11/21/2025 BY SYS