NW1/4 LYING N OF SR-100, EX SE1/
OF NW1/4 (TRACT 1).

EPC HOLDINGS 1047 LLC
1 RAYONIER WAY
WILDLIGHT, FL 32097

2026

27-4S-18-10502-002

COLUMBIA COUNTY PROPERTY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	250,800
TOTAL MARKET VALUE	35,300
SOH/AGL Deduction	0
ASSESSED VALUE	35,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,300
TOTAL JUST VALUE	250,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/08/2022 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						
1410/1502	4/24/2020	WD	U	V	11	0
GRANTOR: KATHLEEN E BENTON & E						
GRANTEE: PHILLIPS FOREST LLC						

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

BUILDING NOTES

BUILDING DIMENSIONS

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	72.00	AC		1.00	1.00	1.00	445.00	445.00	32,040							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	11.60	AC		1.00	1.00	1.00	281.00	281.00	3,260							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	83.60	AC		1.00	1.00	1.00	3,000.00	3,000.00	250,800							

REVIEW DATE 01/27/2025 BY TP Total Acres: 83.60 Total Land Value: 35,300 Market: 250,800 Agricultural: 35,300 Common: 0 PRINTED 11/05/2025 BY SYS