

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								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 280,000 TOTAL MARKET VALUE 22,640 SOH/AGL Deduction 0 ASSESSED VALUE 22,640 TOTAL EXEMPTION VALUE CP 11,320 BASE TAXABLE VALUE 11,320 TOTAL JUST VALUE 280,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 240,000 SALE: 2:3: \$2,906.66/AC. WP SALE: 2:2: SALE IS 2,064.22 AC FOR \$6,000,000 = SALE: 2:1: 12-21-10: MULTI-PRCL SALE. TOTAL AC IN T									
DOR CODE 5600										TIMBERLAND 70-79																					
MAP NUM										MKT AREA										03											
NEIGHBORHOOD/LOC										30117.00										1.00/											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES										BLD DATE										LGL DATE											
										XF DATE										LAND DATE 04/11/2025											
										INC DATE										AG DATE											
L N	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											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	5600	A	TIMBER 3	0		A-1			80.00	AC		1.00	1.00	1.00	283.00	283.00	22,640														
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	80.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	280,000														
REVIEW DATE 04/11/2025 BY MLU Total Acres: 80.00 Total Land Value: 22,640 Market: 280,000 Agricultural: 22,640 Common: 0 PRINTED 05/01/2025 BY SYS																															

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