

BEG AT NE COR OF NW1/4 OF NE1/4,
TO NW'RLY R/W LINE OF NW CANSA R
R/W 1602.71 FT, N 61 DG W 353.29

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

2026

31-1S-17-04609-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		6 100
Frame	05	STEEL 100
Story Height		20 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

Quality 07 07

DOR CODE 5000 IMPROVED AG

MAP NUM MKT AREA 03

NEIGHBORHOOD/LOC 31117.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	2,558	150		3,837	137,325
BAS	9,442	100		9,442	337,925
CAN	280	30		84	3,006
CAN	1,000	30		300	10,737
MEZ	640	20		128	4,581

TOTALS 13,920 13,791 493,575

EXTRA FEATURES

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
1	0010	BARN, BLK	0	0	23	26	598.00	UT	12.00	12.00	100	2005	2005	3	100	7,176	
2	0140	CLFENCE 6	0	0	0	0	620.00	UT	8.00	8.00	100	2005	2005	3	100	4,960	
3	0166	CONC, PAVMT	0	0	0	0	8,554.00	UT	2.50	2.50	100	2005	2005	3	100	21,385	
4	0260	PAVEMENT-A	0	0	0	0	37,200.00	UT	1.50	1.50	100	2005	2005	3	100	55,800	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
7	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
8	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0102	C	SFR/MH	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	7,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	31.00	AC		1.00	1.00	1.00	280.00	280.00	8,680							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	31.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	108,500							

REVIEW DATE 01/10/2022 BY CP

MARKET ADJUSTMENTS													TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8700	06	13,791	122.3248	46.48	641,006	2005	2005	0	0	0	23.00	77.00												

1 PREF M B A 0% - 2022

Heated Area: 12000

HX Base Yr

The floor plan diagram shows a large rectangular area divided into several sections. The main area is labeled 'BAS' (Basement) and has a width of 159 and a height of 60. To the left of the BAS area is a section labeled 'APT' (Apartment) with a width of 41 and a height of 20. Below the APT area is a section labeled 'CAN' (Cantilever) with a width of 60 and a height of 50. To the right of the BAS area is a section labeled 'MEZ' (Mezzanine) with a width of 40 and a height of 16. The diagram also shows various other dimensions and offsets, such as 10, 40, 46, 7, 14, 48, 50, 124, 28, 10, and 19.

344 NW WHITETAIL CT, LAKE CITY

344 NW WHITETAIL CT, LAKE CITY				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
598.00	UT	12.00	12.00	100	2005	2005	3	100	7,176				
620.00	UT	8.00	8.00	100	2005	2005	3	100	4,960				
8,554.00	UT	2.50	2.50	100	2005	2005	3	100	21,385				
37,200.00	UT	1.50	1.50	100	2005	2005	3	100	55,800				
1.00	UT	7,000.00	7,000.00	100				3 100	7,000				
1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000				
1.00	UT	3,000.00	3,000.00	100				3 100	3,000				
1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000				

TOTAL OB/XF 103,321

	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VAL
	A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	
	A-1	0.00	0.00	31.00	AC		1.00	1.00	1.00	280.00	280.00	
	A-1	0.00	0.00	31.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	:

Total Acres: 33.00 Total Land Value: 15,680 Market: 108,500 Agricultural: 8,680 Common: 7,000

COLUMBIA COUNTY PROPERTY PAGE 1 of 2 3

VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			677,688
TOTAL MARKET OB/XF VALUE			103,321
TOTAL LAND VALUE - MARKET			115,500
TOTAL MARKET VALUE			796,689
SOH/AGL Deduction			0
ASSESSED VALUE			796,689
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			796,689
TOTAL JUST VALUE			896,509
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			914,111

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

SALE:1:1: SALE INCL IMPRS & A TOTAL OF 73.17 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25438	SFR	460	01/19/2007
22534	STORAGE	991	11/24/2005
22535	STORAGE	1,670	11/24/2004
22213	M H	250	08/19/2004

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

BAS= W159 APT= W41 S20 CAN= W10 S50 E60 N10 W50 N40\$ S40 E48
N14 W7 N46\$ S46 E7 S14 E124 CAN= S10 E28 N10 W28\$ E28 N60\$
PTR= N30 MEZ= N16 W40 S16 E40\$ S30\$.

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