

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

31-1S-17-04611-001



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	A/YB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		32	HARDIE BRD 100							0100	01	1,801	138.1996	154.78	278,759	2007	2007		0		0	18.00	82.00	VALUATION BY					STANDARD										
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM 0% - 2022										Heated Area: 1495										HX Base Yr									
Roof Cover		14	PREFIN MT 100																																				
Interior Wall		05	DRYWALL 100																																				
Interior Floo		15	HARDTILE 80																																				
Interior Floo		14	CARPET 20																																				
Air Condition		03	CENTRAL 100																																				
Heating Type		04	AIR DUCTED 100																																				
Bedrooms			3 100																																				
Bathrooms			2 100																																				
Frame		02	WOOD FRAME 100																																				
Stories		1.	1. 100																																				
Architectual Units		05	CONV 100 0 100																																				
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																																		
BAS	1,495	100		1,495	189,745																																		
FCP	462	25		116	14,722																																		
FOP	328	30		98	12,438																																		
FSP	230	40		92	11,677																																		
TOTALS		2,515			1,801	228,582																																	
EXTRA FEATURES										1732 NW CANSA RD, LAKE CITY										BLD DATE				LGL DATE		04/14/2025		MLU											
																				XF DATE				LAND DATE															
																				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																						
1	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,000																							
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,200																							
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,200																							
4	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000																							
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400																							
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600																							
LAND DESCRIPTION										TOTAL OB/XF										6,400																			
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	0100	C	SFR		0	A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,800.00	2,800.00	2,800																						
2	5500	A	TIMBER 2		0	A-1	0.00	0.00	40.72	AC		1.00	1.00	1.00	445.00	445.00	18,120																						
3	5910	A	SWAMP/CYPRES		0	A-1	0.00	0.00	87.00	AC		1.00	1.00	1.00	40.00	40.00	3,480																						
4	5997	A	RIVERS/BAYS/		0	A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	25.00	25.00	100																						
5	5200	A	CROPLAND 2		0	A-1	0.00	0.00	80.00	AC		1.00	1.00	1.00	370.00	370.00	29,600																						
6	5700	A	TIMBER 4		0	A-1	0.00	0.00	138.22	AC		1.00	1.00	1.00	227.00	227.00	31,376																						
REVIEW DATE		01/10/2022		BY	CP	Total Acres: 357.69		Total Land Value: 87,008		Market: 1,001,532		Agricultural: 84,208		Common: 2,800		PRINTED 11/19/2025 BY SYS																							

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

2026

31-1S-17-04611-001

[illegible]