

GOV'T LOTS 1, 3, 4, 5, 6 & 7.
618-693, 741-957-989, 882-1933 T

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

2026

36-1S-16-01556-000
36-1S-16-01556-000

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	PAGE 1 of 2									
																		VALUATION SUMMARY									
																		VALUATION BY		STANDARD							
																		Tax Group: 3		Tax Dist:							
																		BUILDING MARKET VALUE		0							
																		TOTAL MARKET OB/XF VALUE		0							
																		TOTAL LAND VALUE - MARKET		1,445,000							
																		TOTAL MARKET VALUE		106,864							
																		SOH/AGL Deduction		0							
																		ASSESSED VALUE		106,864							
																		TOTAL EXEMPTION VALUE		CP		20,022					
																		BASE TAXABLE VALUE		86,842							
																		TOTAL JUST VALUE		1,445,000							
																		NCON VALUE		0							
																		INCOME VALUE									
																		PREVIOUS YEAR MKT VALUE		1,445,000							
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																											
SALE:1:1: REFER TO NOTE ABOUT SALE ON PRCL # 01554																											
PERMIT NUM						DESCRIPTION						AMT						ISSUED									
SALES DATA																											
OFF RECORD Number						DATE						TYPE INST		Q / V		I / 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																											
TOTAL OB/XF 0																											
LAND DESCRIPTION																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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					84.00	AC		1.00	1.00	1.00	281.00	281.00	23,604										
2	5910	A	SWAMP/CYPRES	0			0.00	0.00	189.00	AC		1.00	1.00	1.00	40.00	40.00	7,560										
3	5200	A	CROPLAND 2	0			0.00	0.00	24.00	AC		1.00	1.00	1.00	370.00	370.00	8,880										
4	5200	A	CROPLAND 2	0			0.00	0.00	110.00	AC		1.00	1.00	1.00	370.00	370.00	40,700										
5	5600	A	TIMBER 3	0			0.00	0.00	80.00	AC		1.00	1.00	1.00	281.00	281.00	22,480										
6	5910	A	SWAMP/CYPRES	0			0.00	0.00	91.00	AC		1.00	1.00	1.00	40.00	40.00	3,640										
REVIEW DATE 04/14/2025 BY MLU Total Acres: 578.00 Total Land Value: 106,864 Market: 1,445,000 Agricultural: 106,864 Common: 0 PRINTED 11/21/2025 BY SYS																											

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