



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: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 42,562 TOTAL MARKET VALUE 5,928 SOH/AGL Deduction 0 ASSESSED VALUE 5,928 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 5,928 TOTAL JUST VALUE 42,562 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 42,562									
DOR CODE		5500 TIMBERLAND 80-89																		PERMIT NUM				DESCRIPTION				AMT		ISSUED	
MAP NUM		06																													
NEIGHBORHOOD/LOC		1417.00 1.00/																		SALES DATA											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					
																				1506/583	1/12/2024	WD U	V	V	20	16,143,300					
GRANTOR: PHILLIPS FOREST LLC																															
GRANTEE: FLORIDA POWER & LIG																															
																				1410/1502	4/24/2020	WD U	V	V	11	0					
GRANTOR: KATHLEEN E BENTON & E																															
GRANTEE: PHILLIPS FOREST LLC																															
BUILDING NOTES																															
BUILDING DIMENSIONS																															
EXTRA FEATURES										BLD DATE		LGL DATE		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															
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	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.95	AC		1.00	1.00	1.00	445.00	445.00	4,428														
2	9530	C	POND	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	1,500.00	1,500.00	1,500														
3	9910	M	MKT. VAL. AG	0		I	0.00	0.00	10.95	AC		1.00	1.00	1.00	3,750.00	3,750.00	41,062														
REVIEW DATE 02/06/2024 BY TP Total Acres: 10.95 Total Land Value: 5,928 Market: 41,062 Agricultural: 4,428 Common: 1,500 PRINTED 06/23/2026 BY SYS																															