



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 1,654,500 TOTAL MARKET VALUE 235,906 SOH/AGL Deduction 0 ASSESSED VALUE 235,906 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 235,906 TOTAL JUST VALUE 1,654,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,654,500															
DOR CODE		5500 TIMBERLAND 80-89																		PERMIT NUM				DESCRIPTION				AMT		ISSUED							
MAP NUM																																					
NEIGHBORHOOD/LOC		1418.00 1.00/																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											SALES DATA																					
																OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1506/583 1/12/2024 WD U V 20 16,143,300 GRANTOR: PHILLIPS FOREST LLC GRANTEE: FLORIDA POWER & LIG 1410/1502 4/24/2020 WD U V 11 0 GRANTOR: KATHLEEN E BENTON & E GRANTEE: PHILLIPS FOREST LLC																					
TOTALS										3785 SE STATE ROAD 100, LAKE CITY										BLD DATE		LGL DATE		04/14/2025		MLU		BUILDING NOTES									
EXTRA FEATURES																				XF DATE		LAND DATE				BUILDING DIMENSIONS											
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	DPH 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	493.50	AC		1.00	1.00	1.00	445.00	445.00	219,608																				
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	58.00	AC		1.00	1.00	1.00	281.00	281.00	16,298																				
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	551.50	AC		1.00	1.00	1.00	3,000.00	3,000.00	1,654,500																				
REVIEW DATE		04/14/2025		BY		MLU		Total Acres: 551.50		Total Land Value: 235,906		Market: 1,654,500		Agricultural: 235,906		Common: 0		PRINTED 05/12/2026 BY SYS																			