

COMM NW COR OF SEC, S 3706.31 FT
 DEG E 1575.32 FT, E 1341.33 FT,
 1053.20 FT TO W R/W OF SE TYRE R

FLORIDA POWER & LIGHT COMPANY
 700 UNIVERSE BLVD
 JUNO BEACH, FL 33408

2026

10-4S-18-10358-001


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 80,720 TOTAL MARKET VALUE 8,980 SOH/AGL Deduction 0 ASSESSED VALUE 8,980 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 8,980 TOTAL JUST VALUE 80,720 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 80,720																	
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										BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/11/2025 MLU																	
EXTRA FEATURES										L	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	20.18	AC		1.00	1.00	1.00	445.00	445.00	8,980																						
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	20.18	AC		1.00	1.00	1.00	4,000.00	4,000.00	80,720																						
REVIEW DATE 04/11/2025 BY MLU										Total Acres: 20.18					Total Land Value: 8,980					Market: 80,720					Agricultural: 8,980					Common: 0					PRINTED 06/09/2026 BY SYS				