COMM NW COR OF E1/2 OF NE1/4,
S 752.40 FT, TO E MAINT R/W OF
SW FRY AVE, S 3 DEG E ALONG

DUKE ENERGY FLORIDA LLC
PO BOX 37996, PROPERTY TAX DEPT
CHARLOTTE, NC 28237

2026

10-7S-16-04169-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9101	Solar Energy	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10716.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	63,840
TOTAL MARKET VALUE	66,840
SOH/AGL Deduction	8,223
ASSESSED VALUE	58,617
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,617
TOTAL JUST VALUE	66,840
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1387/0437	6/07/2019	WD	U	V	20	50,200
GRANTOR: W ARROW BAR RANCH LLC						
GRANTEE: DUKE ENERGY FLORIDA						
1315/1765	5/24/2016	WD	U	V	30	100
GRANTOR: DANIEL SLADE WILLIAMS						
GRANTEE: W ARROW BAR RANCH L						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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	0140	CLFENCE 6	0	0	0	0	400.00	UT	7.50	7.50	100	2021	2020		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	9101	C	Solar Energy	0		A-1	0.00	0.00	9.12	AC		1.00	1.00	1.00	7,000.00	7,000.00	63,840							

REVIEW DATE 06/29/2015 BY DF Total Acres: 9.12 Total Land Value: 63,840 Market: 0 Agricultural: 0 Common: 63,840 PRINTED 03/25/2026 BY SYS