



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 95,370 TOTAL MARKET VALUE 14,147 SOH/AGL Deduction 0 ASSESSED VALUE 14,147 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 14,147 TOTAL JUST VALUE 95,370 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 95,370																						
DOR CODE 5500										TIMBERLAND 80-89										PERMIT NUM DESCRIPTION AMT ISSUED																								
MAP NUM										MKT AREA 04																																		
NEIGHBORHOOD/LOC 1418.00										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 / V / I / V	RSN CD	SALE PRICE																													
						1520/1976					8/05/2024	WD Q	V V	05	3,718,000	GRANTOR: PHILLIPS FOREST LLC																												
																				GRANTEE: EPC HOLDINGS 1047 L																								
																				1410/1502										4/24/2020	WD U	V V	11	0	GRANTOR: KATHLEEN E BENTON & E									
																														GRANTEE: PHILLIPS FOREST LLC														
TOTALS																				BLD DATE										LGL DATE														
EXTRA FEATURES																				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	BUILDING NOTES																											
																	BUILDING DIMENSIONS																											
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	31.79	AC		1.00	1.00	1.00	445.00	445.00	14,147																											
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	31.79	AC		1.00	1.00	1.00	3,000.00	3,000.00	95,370																											
REVIEW DATE 01/27/2025 BY TP Total Acres: 31.79 Total Land Value: 14,147 Market: 95,370 Agricultural: 14,147 Common: 0 PRINTED 05/13/2026 BY SYS																																												