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OF THE E R/W OF A GRADED RD KNOW

EPC HOLDINGS 1047 LLC  
1 RAYONIER WAY  
WILDLIGHT, FL 32097

**2026**

15-4S-18-10366-000  


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													
																						<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 612,090 TOTAL MARKET VALUE 70,646 SOH/AGL Deduction 0 ASSESSED VALUE 70,646 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 70,646 TOTAL JUST VALUE 612,090 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 612,090													
DOR CODE		5500 TIMBERLAND 80-89																		PERMIT NUM				DESCRIPTION				AMT		ISSUED					
MAP NUM																																			
NEIGHBORHOOD/LOC		1418.00 1.00/																		<b>SALES DATA</b>															
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													
																1520/1976	8/05/2024	WD Q	V	05	3,718,000														
GRANTOR: PHILLIPS FOREST LLC																																			
GRANTEE: EPC HOLDINGS 1047 L																																			
																1410/1502	4/24/2020	WD U	V	11	0														
GRANTOR: KATHLEEN E BENTON & E																																			
GRANTEE: PHILLIPS FOREST LLC																																			
EXTRA FEATURES										BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		12/08/2022		MLU		<b>BUILDING NOTES</b>									
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	<b>BUILDING DIMENSIONS</b>																		
TOTALS																																			
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	81.18	AC		1.00	1.00	1.00	445.00	445.00	36,125																		
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	122.85	AC		1.00	1.00	1.00	281.00	281.00	34,521																		
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	204.03	AC		1.00	1.00	1.00	3,000.00	3,000.00	612,090																		