

THAT PORTION OF SEC 15 LYING SOUTHWEST CORNER OF TYRE RD AND LYING NORTH & WEST OF A GRADED RD KNOWN AS ROAD 211

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

2026

15-4S-18-10366-002

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 707,460 TOTAL MARKET VALUE 104,940 SOH/AGL Deduction 0 ASSESSED VALUE 104,940 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 104,940 TOTAL JUST VALUE 707,460 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 707,460															
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																					
TOTALS																				BLD DATE		LGL DATE		04/14/2025		MLU		BUILDING NOTES									
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 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	235.82	AC		1.00	1.00	1.00	445.00	445.00	104,940																				
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	235.82	AC		1.00	1.00	1.00	3,000.00	3,000.00	707,460																				
REVIEW DATE 04/14/2025 BY MLU Total Acres: 235.82 Total Land Value: 104,940 Market: 707,460 Agricultural: 104,940 Common: 0 PRINTED 05/12/2026 BY SYS																																					