

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 1,525,000 TOTAL MARKET VALUE 129,505 SOH/AGL Deduction 0 ASSESSED VALUE 129,505 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 129,505 TOTAL JUST VALUE 1,525,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,525,000									
DOR CODE 5600						TIMBERLAND 70-79																					
MAP NUM						MKT AREA				04																	
NEIGHBORHOOD/LOC						1418.00				1.00/																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											
EXTRA FEATURES						BLD DATE										LGL DATE											
						XF DATE										LAND DATE											
						INC DATE										AG DATE											
																04/14/2025 MLU											
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											

COLUMBIA COUNTY PROPERTY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1506/583	1/12/2024	WD U	V	V	20	16,143,300
GRANTOR: PHILLIPS FOREST LLC						
GRANTEE: FLORIDA POWER & LIG						
1410/1520	4/24/2020	WD U	V	V	16	125,800
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: PHILLIPS FOREST LLC						

BUILDING NOTES									

BUILDING DIMENSIONS									

LAND DESCRIPTION										TOTAL OB/XF														
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	5600	A	TIMBER 3	0		A-1	0.00	0.00	413.00	AC		1.00	1.00	1.00	281.00	281.00	116,053							
2	5700	A	TIMBER 4	0		A-1	0.00	0.00	31.00	AC		1.00	1.00	1.00	227.00	227.00	7,037							
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	151.00	AC		1.00	1.00	1.00	40.00	40.00	6,040							
4	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	15.00	AC		1.00	1.00	1.00	25.00	25.00	375							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	610.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,525,000							