E1/2 OF SW1/4 & E1/2, EX N1/2 OF
& EX 28.5 AC IN THE E1/2 OF SW1/
W OF SR-47 & EX 27.5 AC IN E1/2

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

2026

17-7S-16-04232-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9101	Solar Energy	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	17716.00	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

21871 SW STATE ROAD 47 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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	94,750
TOTAL LAND VALUE - MARKET	1,313,100
TOTAL MARKET VALUE	1,407,850
SOH/AGL Deduction	512,735
ASSESSED VALUE	895,115
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	895,115
TOTAL JUST VALUE	1,407,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,407,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40787	COMMERCIAL	0	10/26/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1465/315	4/22/2022	WD	U	V	20	14,100
GRANTOR: FRP COLUMBIA COUNTY S						
GRANTEE: DUKE ENERGY FLORIDA						
1407/2495	3/13/2020	WD	U	V	20	2,403,100
GRANTOR: RICHARD M & HARRIET D						
GRANTEE: DUKE ENERGY FLORIDA						

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	11,300.00	UT	7.50	7.50	100	2021	2020		100	84,750	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 94,750

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	261.10	AC		1.00	1.00	1.00	5,000.00	5,000.00	1,305,500							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.52	AC		1.00	1.00	1.00	5,000.00	5,000.00	7,600							

REVIEW DATE 07/09/2015 BY TW Total Acres: 262.62 Total Land Value: 1,313,100 Market: 0 Agricultural: 0 Common: 1,313,100 PRINTED 05/12/2026 BY SYS