N1/2 OF NW1/4.

778-2104, WD 1382-2165, WD 1385-

FRP COLUMBIA COUNTY SOLAR LLC
700 UNIVERSE BOULEVARD
JUNO BEACH, FL 33408

2027

17-7S-16-04234-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
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

21422 SW STATE ROAD 47, FORT WHITE

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

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	5,050.00	UT	7.50	7.50	100	2025	2024		100	37,875	

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	37,875
TOTAL LAND VALUE - MARKET	440,000
TOTAL MARKET VALUE	477,875
SOH/AGL Deduction	0
ASSESSED VALUE	477,875
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	477,875
TOTAL JUST VALUE	477,875
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	477,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050328	Electrical Servic	2,000	07/11/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1421/0984	9/10/2020	WD	U	V	11	100
GRANTOR: J-HAJ ENTOURAGE LLC						
GRANTEE: FRP COLUMBIA COUNTY						
1385/0319	5/01/2019	WD	U	V	11	100
GRANTOR: BOULDEVARD ASSOCIATES						
GRANTEE: J-HAJ ENTOURAGE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 37,875

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	80.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	440,000							

REVIEW DATE 01/06/2025 BY ME Total Acres: 80.00 Total Land Value: 440,000 Market: 0 Agricultural: 0 Common: 440,000 PRINTED 11/17/2026 BY SYS