GOVT LOT 1 OR E1/2 OF NE1/4.
504-88, TR 1407-2495

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

2026

20-7S-16-04262-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9101	Solar Energy	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	20716.00	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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	45,250
TOTAL LAND VALUE - MARKET	441,375
TOTAL MARKET VALUE	486,625
SOH/AGL Deduction	191,409
ASSESSED VALUE	295,216
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	295,216
TOTAL JUST VALUE	486,625
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	446,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1407/2495	3/13/2020	WD	U	V	20	2,403,100

GRANTOR: RICHARD M & HARRIET D

GRANTEE: DUKE ENERGY FLORIDA

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

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	5,100.00	UT	7.50	7.50	100	2021	2020		100	38,250	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 45,250

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	80.25	AC		1.00	1.00	1.00	5,500.00	5,500.00	441,375							

REVIEW DATE 07/02/2015 BY DF Total Acres: 80.25 Total Land Value: 441,375 Market: 0 Agricultural: 0 Common: 441,375 PRINTED 05/08/2026 BY SYS