NW1/4 LYING NORTH OF SR-100 EX S
NW1/4 AND A PORTION OF THE E1/2
SR-100 AND SW1/4 LYING NORTH OF

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

2027

21-4S-18-10392-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 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	0
TOTAL LAND VALUE - MARKET	1,111,495
TOTAL MARKET VALUE	133,259
SOH/AGL Deduction	0
ASSESSED VALUE	133,259
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,259
TOTAL JUST VALUE	1,111,495
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,111,495

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	20	16,143,300

GRANTOR: PHILLIPS FOREST LLC

GRANTEE: FLORIDA POWER & LIG

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	268.43	AC		1.00	1.00	1.00	445.00	445.00	119,451							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	49.14	AC		1.00	1.00	1.00	281.00	281.00	13,808							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	317.57	AC		1.00	1.00	1.00	3,500.00	3,500.00	1,111,495							

REVIEW DATE 04/14/2025 BY MLU Total Acres: 317.57 Total Land Value: 133,259 Market: 1,111,495 Agricultural: 133,259 Common: 0 PRINTED 11/17/2026 BY SYS