

N1/2 OF NW1/4. 499-249, 809-1774, DC 809-1783, WD 1194-21 WD 1407-2104, WD 1412-452,

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

2026

21-7S-16-04268-000


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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 33,250 TOTAL LAND VALUE - MARKET 440,000 TOTAL MARKET VALUE 473,250 SOH/AGL Deduction 0 ASSESSED VALUE 473,250 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 473,250 TOTAL JUST VALUE 473,250 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 433,250																							
																				LAND:1:1: OWNS 4231-000 & 4267-000 TOTAL 240 AC SALE:1:1: SALE INCLUDED PARCELS 04231 & 04267																							
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EXTRA FEATURES																																											
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																										
1	0140	CLFENCE 6	0	0	0	0	3,900.00	UT	7.50	7.50	100	2021	2020		100	29,250																											
2	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000																											
LAND DESCRIPTION																																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	80.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	440,000																										
REVIEW DATE 07/06/2015 BY DF Total Acres: 80.00 Total Land Value: 440,000 Market: 0 Agricultural: 0 Common: 440,000 PRINTED 06/10/2026 BY SYS																																											