THE W 60 FT OF E1/2 OF NW1/4
OF SE1/4 EX S 40 FT FOR SR-138
R/W. 631-691, 809-1768, WD

DUKE ENERGY FLORIDA LLC
PO BOX 37996
CHARLOTTE, NC 28237

2027

21-7S-16-04272-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9400	RIGHTS-OF-WAY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21716.00	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

4901 SW COUNTY ROAD 138 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 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	18
TOTAL MARKET VALUE	18
SOH/AGL Deduction	0
ASSESSED VALUE	18
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18
TOTAL JUST VALUE	18
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	18

SALE:2:1: DEEDED FOR R/W - LAND WAS IN FORECLOSURE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/0452	5/22/2020	WD	U	V	11	0
GRANTOR: RVC HOLDINGS LLC						
GRANTEE: DUKE ENERGY FLORIDA						
1407/2104	3/09/2020	WD	Q	V	05	1,833,100
GRANTOR: RVC HOLDINGS LLC						
GRANTEE: FIRST SOLAR DEVELOP						

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	9400	C	RIGHTOFWAY	0		A-1	60.00	0.00	1.76	AC		1.00	1.00	1.00	10.00	10.00	18							

REVIEW DATE 06/23/2021 BY MLU Total Acres: 1.76 Total Land Value: 18 Market: 0 Agricultural: 0 Common: 18 PRINTED 11/17/2026 BY SYS