N1/2 LYING W OF SE COUNTY LINE
RD EX SW1/4 OF NW1/4. (TRACT 1).

EPC HOLDINGS 1047 LLC
1 RAYONIER WAY
WILDLIGHT, FL 32097

**2026**

**23-4S-18-10397-000**

## COLUMBIA COUNTY PROPERTY



### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 143,640 |
| TOTAL MARKET VALUE | 20,178 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 20,178 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 20,178 |
| TOTAL JUST VALUE | 143,640 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 143,640 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

| BLD DATE | | LGL DATE | |
|---|---|---|---|
| XF DATE | | LAND DATE | 12/08/2022 MLU |
| INC DATE | | AG DATE | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1520/1976 | 8/05/2024 | WD | Q | V | 05 | 3,718,000 |
| GRANTOR: PHILLIPS FOREST LLC | | | | | | |
| GRANTEE: EPC HOLDINGS 1047 L | | | | | | |
| 1410/1502 | 4/24/2020 | WD | U | V | 11 | 0 |
| GRANTOR: KATHLEEN E BENTON & E | | | | | | |
| GRANTEE: PHILLIPS FOREST LLC | | | | | | |

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 | 41.00 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 18,245 | | | | | | | |
| 2 | 5600 | A | TIMBER 3 | 0 | | A-1 | 0.00 | 0.00 | 6.88 | AC | | 1.00 | 1.00 | 1.00 | 281.00 | 281.00 | 1,933 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 47.88 | AC | | 1.00 | 1.00 | 1.00 | 3,000.00 | 3,000.00 | 143,640 | | | | | | | |

REVIEW DATE 01/27/2025 BY TP Total Acres: 47.88 Total Land Value: 20,178 Market: 143,640 Agricultural: 20,178 Common: 0 PRINTED 05/12/2026 BY SYS