

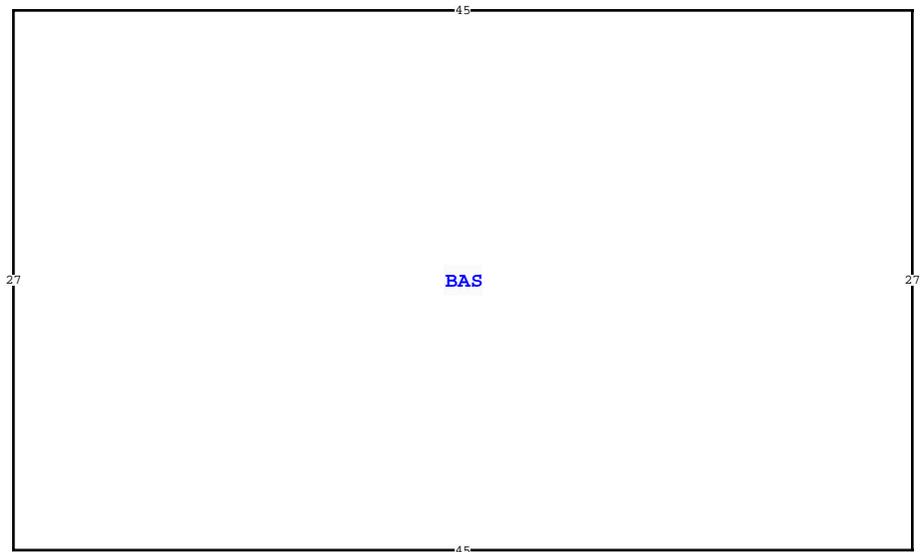
BEG NE COR, RUN W 551.87 FT, S 2
 N R/W US-27, RUN SE ALONG R/W 30
 N 1164.19 FT, W 1258.92 FT, SW 4

FLORIDA POWER CORP
 PO BOX 37996, PROPERTY TAX DEPARTMENT
 CHARLOTTE, NC 28237

2026

23-6S-15-00507-003


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floo	03	CONC FINSH	100
Ceiling	02	F.NOT SUS	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		1	100
Frame	03	MASONRY	100
Story Height		12	100
RMS		1	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	9100 UTILITIES		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	23615.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,215	100	
TOTALS	1,215		28,018

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
7800	04	1,215	76.8600	46.12	56,036	1950	1970	0	0	50.00	50.00														
1 EXCEP STOR 0% - 0				Heated Area: 1215				HX Base Yr																	
																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/07/2026</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/07/2026	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 3	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			63,771
TOTAL MARKET OB/XF VALUE			33,500
TOTAL LAND VALUE - MARKET			233,100
TOTAL MARKET VALUE			330,371
SOH/AGL Deduction			55,885
ASSESSED VALUE			274,486
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			274,486
TOTAL JUST VALUE			330,371
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			249,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051153	Communications To	30,000	02/13/2025
000045286	Communications To	25,000	06/24/2024
000047620	Communications To	1,600,000	07/07/2023
12251	STORAGE	125	03/07/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

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	1.00	UT	20,000.00	20,000.00	100	0	0	3	100	20,000	
2	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	13,500	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W45 S27 E45 N27\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	9100	C	UTILITY	0		00	0.00	0.00	37.85	AC		1.00	1.00	1.00	6,000.00	6,000.00	227,100							
2	9105	C	TOWER SITE	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							

